

Alfred W. DiOrio, RLS, Inc.

Professional Land Surveyors and Land Use Consultants

PO Box 999 Ashaway, Rhode Island 02804-0009

401-377-8124 401-742-1850 Cellular

Web: www.awdrjs.com

Email: al@awdrjs.com

17 May 2022/HAND DELIVERY

Ms. Talia Jalette, Town Planner
One Town House Road
Hopkinton, Rhode Island 02833

RE: **Applicants:** *William and Susan M. Bergan*
Format: **Minor Subdivision Project – Preliminary**
Site: **AP 19 Parcel 8, 0 Grassy Pond Road and Spring Street, Hopkinton, RI**

Ms. Jalette:

In reference to the applicant and project as cited, please find this correspondence and attached documentation respectfully submitted as our Minor Subdivision Preliminary/ Submission in this matter.

This is an application for a minor subdivision resulting in a total of two (2) lots with no new street creation or extension. The subject site has an area of approximately 30 acres. There are currently no dwellings or improvements on the subject site. There are wetlands located on the subject site and we have obtained a RIDEM Wetland Section permit (as a finding of Non-Jurisdiction) for the project. We have also received the RIDEM Onsite Wastewater Treatment System (OWTS) permits for both subdivision lots. All zoning criteria have been satisfied and no zoning variances are being sought.

Should you deem the application complete, I would respectfully request that this application be placed on the agenda for the upcoming Planning Board meeting of 06-01-2022. Provided that the Board finds the application acceptable, we would plan to request that the final submission be addressed administratively with yourself and the acting Planning Board chairperson.

Should you have any further questions or requirements in this matter, please feel free to call me personally at anytime.

"Providing Quality Services Since 1980"

National Society of Professional Land Surveyors
Canadian Institute of Geomatics
Rhode Island Society of Professional Land Surveyors
Soil and Water Conservation Society International Erosion Control Association

17 May 2022/HAND DELIVERY

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Format: *Minor Subdivision Project – Preliminary*
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Page 2 of 2

Thank you again for your continued assistance and consideration in this matter.

Sincerely,
Alfred W. DiOrio, R.L.S., Inc.

Alfred W. DiOrio, PLS, CPESC, CFM
Principal Surveyor / President

Cc:w/Encl: *William and Susan M. Bergan*
AWD Project File (C:\...\Hopkinton\Minrsub_prelim_051722.doc)

Encl: *Preliminary/Final Submission Package:*

- (1) Application Fee – Submitted By Applicant
- (10) Application for Land Development and Subdivision of Land, dated 04-18-2022
- (10) Owner Authorization Form, dated 04-18-2022
- (10) Application Notification List, dated 04-18-2022
- (10) Checklist – *Preliminary/ Minor Land Developments & Minor Subs.*
- (10) Project Narrative
- (10) Lamphere Correspondence (Pre-Application), dated 07-28-2021
- (10) 500' Radius Map and List of Notification Parties
- (10) Municipal Lien Certificate, dated 04-18-2022
- (10) Farm, Forest, Open Space Letter, dated 04-18-2022
- (10) Property Descriptions Lot 1 and Lot 2
- (10) Copy OWTS Approvals (RIDEM Website), Lot 1 and Lot 2
- (10) RIDEM Wetland Permit No 22-0045, dated 03-08-2022
- (2) SESC Plans for Lot 1 and Lot 2
- (10) On-Site Engineering Correspondence (Traffic Analysis), dated 04-18-2022
- (10) RI PLS License No. 1752, Exp. Date 06-30-2023
- (10) RI COA, No. LS-A37, Exp. Date 05-31-2024
- (10) RI PE License No. 0007240, Exp. Dated 06-20-2023
- (10) RI COA, No. PE-0005728-COA, Exp, Date 06-20-2022
- (10) AWD Plan Set, dated 12-31-2021, as revised
- (10) Reduced Version, AWD Plan Set, dated 12-31-2021, as revised

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Canadian Institute of Geomatics
Rhode Island Society of Professional Land Surveyors
Soil and Water Conservation Society International Erosion Control Association

Al Diorio

From: riconcor@aol.com
Sent: Friday, May 13, 2022 7:52 AM
To: wri@Blishcavlaw.com; talia.jalette@hopkintonri.gov; al@awdris.com
Subject: june planning board agenda

Atty.Landry:

My wife Susan and I are applicants before the Hopkinton Planning Board at their upcoming meeting of June 1, 2022. We are presenting a preliminary ~~final~~ application for a two-lot minor subdivision with no street creation and are most anxious to gain this approval so that we can begin our home construction. We have requested to appear first on the agenda under ' Old Business' and are hopeful that you will agree to this change in the agenda. We expect to be brief in our presentation and do not expect much discussion from the Board. Should you have any questions or wish to discuss please contact us at any time. Thank you Bill Bergan

Al Diorio

From: Sherri Desjardins <sherri@hopkintonri.org>
Sent: Friday, April 22, 2022 12:07 PM
To: 'Al Diorio'
Subject: RE: 911 Numbers for Subdivision Under Review

Hi Al,
E911 numbers for those lots will be #3 (lot2) and #31(lot 1)... Enjoy your weekend!
Sherri

From: Al Diorio <al@awdris.com>
Sent: Tuesday, April 19, 2022 9:09 AM
To: 'Sherri Desjardins' <sherri@hopkintonri.org>
Cc: al@awdris.com
Subject: 911 Numbers for Subdivision Under Review

GM, Sherri...

I'm hoping that you can assist with the assignment of the 911 numbers for the two lots being created by this proposed subdivision (recently submitted to the Planning Dept. for review).

Let me know if you have any questions.

Thanks in advance and best wishes,
A

Alfred W. DiOrio, PLS, CPESC, CFM
Alfred W. DiOrio, RLS, Inc.
PO Box 999, Ashaway, RI 02804
401-377-8124 401-742-1850 Cell
www.awdris.com

- Licensed Professional Land Surveyor (Geometra) in CT, MA, ME, NH, RI, VT
- Surveying (Boundary, Topographic, Location, GPS, Control, Asbuilt, Construction Stakeout)
- Sewage Disposal System (OWTS/ISDS) Applications/Designs (Licensed Class II Designer)
- Soil Evaluations (Licensed Class IV Soil Evaluator) • Septic System Inspections (Licensed Septic System Inspector)
- Subdivision and Zoning Applications and Presentations • Land Use Consulting • Site Design
- Erosion Control Design (Certified Professional in Erosion and Sediment Control)
- Elevation Certificates • Cell Tower Locations and Mapping • Certified Floodplain Manager
- High Definition Laser Scanning • UAV (Drone) Flight Services/Mapping • Licensed FAA UAV Pilot
- USCG Captain [Master]

International Erosion Control Association Northeast Chapter Board Member – Rhode Island Representative

*"I am learning all the time.
The tombstone will be my diploma."*

- Eartha Kitt



Hopkinton
RHODE ISLAND

Planning Department

18.1 APPLICATION FOR LAND DEVELOPMENT AND SUBDIVISION OF LAND

APPLICANTS FOR SUBDIVISION: Fill out only (1) below if property owner is same as applicant. Fill out (1) and (2) below if applicant is other than property owner.

(1) I, William and Susan M. Bergan, hereby certify that I am the owner of property, designated as Plat(s) 19, Lot(s) 8, as shown on the Town of Hopkinton Tax Assessor's Maps.

(2) I hereby authorize the application for subdivision by _____ to be submitted to the Planning Department of the Town of Hopkinton for review and decision by the Planning Board.
(name of applicant or agent)

WITNESS its name this _____ day of _____, 20_____.

BY: [Signature]
(Signature of Owner)

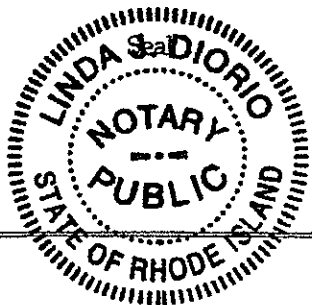
STATE OF RHODE ISLAND

County of Washington

In Hopkinton on the 18th day of April, before me personally appeared William + Susan Bergan to me known and known by me to the
(name)

party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his free act and deed as,

(Individual, Corporation, Trustee, Partnership, Non-Profit, etc.)



[Signature]
Notary Public

My Commission Expires: 5/7/2025



Hopkinton
RHODE ISLAND

Planning Department

18.7 OWNER AUTHORIZATION FORM FOR SUBDIVISION

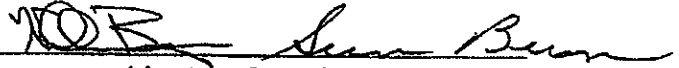
Project Name William and Susan M. Bergan Plat(s) 19 Lot(s) 8

APPLICATIONS FOR SUBDIVISION: Fill out *only* (1) below if property owner is same as applicant. Fill out (1) *and* (2) below if applicant is other than property owner.

(1) I, William and Susan M. Bergan, hereby certify that I am the owner of
(name of owner)
property designated as Plat(s) 19, Lot(s) 8, as shown on the Town of
Hopkinton Tax Assessor's maps.

(2) I, _____, hereby authorize the application for
(applicant)
subdivision by _____, to be submitted to the
(name of applicant or agent)
Planning Department of the Town of Hopkinton for review and decision by the Planning Board.

WITNESS its name this _____ day of _____, 20____.

BY 
(signature of owner)


STATE OF Rhode Island

County of Washington

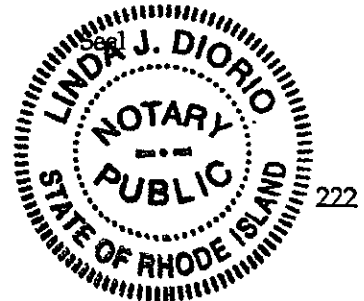
In Hopkinton on the 18 day of April, 2023, before me personally
appeared William + Susan Bergan to me known and known to me to be the party
(name)

executing the foregoing instrument and acknowledged said instrument, by him, her executed, to be his
free act and deed.

(Individual, Corporation, Trustee, Partnership, Non-profit, etc.)


Notary Public

My Commission Expires 5/7/2025





Hopkinton
RHODE ISLAND

Planning Department

18.2 APPLICATION NOTIFICATION LIST

Please list the Name, Address, Phone Number and Contact Person of each of the following who will represent your application and note with * whether notification of meetings/actions is required. The list is necessary to the Planning Department for proper notification of your application.

Project Name William and Susan M. Bergan Date 04-18-2022

Plat(s) 19 Lot(s) 8

Applicant(s) William and Susan M. Bergan
PO Box 760, West Kingston, RI 02892

Owner(s) William and Susan M. Bergan
PO Box 760 West Kingston, RI 02892

Engineer On-Site Engineering, Inc.
3 Crestview Drive, Westerly, RI 02891

Land Surveyor Alfred W. DiOrio, RLS, Inc.
PO Box 999, Ashaway, RI 02804
401-377-8124 al@awdrils.com

Architect _____

Landscape Architect _____

Attorney John R. Payne, Jr. Esq.
46 Granite Street, Westerly, RI 02891

Other Representatives Requiring Notification _____

Owner's Certification

I hereby certify that I have authorized the above-listed representatives to act on my behalf, and to prepare all required documentation in support of this Application; that such documentation is in accordance with the Hopkinton Zoning Ordinance and the Hopkinton Land Development & Subdivision Regulations; and, that such documentation is true, accurate and complete to the best of my knowledge.

Susan Bergan
Signature of Owner

4-18-22
Date



7.4 PRELIMINARY PLAT CHECKLIST
MINOR LAND DEVELOPMENT AND MINOR SUBDIVISIONS

Name of Subdivision P-740-3A2 Plat(s) 19 Lot(s) 23

A. PRELIMINARY SUBMISSION - PLAT MAP(S)

The Preliminary stage is the first stage of Minor Land Development and Subdivision Review that includes, but is not be limited to: engineering plans depicting existing site conditions; engineering plans depicting the proposed development project; a property line survey; all permits required by State or Federal agencies prior to commencement of construction, including permits related to freshwater wetlands, floodplain, preliminary suitability for OWTS, public water systems, and connections to state roads. This is the stage when written comments and/or approvals are received from reviewing agencies.

The applicant shall submit to the Town Planner 10 black or blueline copies of the Preliminary site plans drawn to a scale of 1 inch to 40 feet. The scale may be modified with the permission of the Planner. Each sheet shall be no larger than 24 inches by 36 inches, and a sufficient number of sheets shall be included to clearly show all of the information required. Sheets shall be numbered sequentially (e.g., sheet 1 of 3, 2 of 3, etc.). In addition, 10 legible, reduced sets of all said plans, shall be submitted and reduced to a sheet size of 11 inches by 17 inches, with the reduced scale identified.

AS/A If the application for a Minor Subdivision includes a road, a Public Hearing is required. At the Public Hearing, minutes will be recorded by a Court stenographer. The cost of the stenographer will be billed to the applicant for each application. A hard copy and an electronic copy of the transcripts are to be submitted to the Planning Board.

Plans shall include certification by a Professional Land Surveyor that all interior and perimeter lot lines and street lines of land being subdivided, have been designed to meet a minimum of a Class II survey and to conform to *Procedural and Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations*, as prepared by the Rhode Island Society of Professional Land Surveyors, Inc., May 1992, as amended.

All maps required by this Checklist shall show the following information, as applicable:

B. PRELIMINARY SUBMISSION - EXISTING CONDITIONS MAP

- 1. Name of proposed subdivision
- 2. Name, address and telephone number of property owner and applicant
- 3. Name, address and telephone number of engineer or land surveyor

PRELIMINARY PLAT CHECKLIST - MINOR LAND DEVELOPMENT & MINOR SUBDIVISIONS

Name of Subdivision Hopkinton Plat(s) 19 Lot(s) 2

- 4. Date of plan preparation with revision date(s) if any
- 5. Graphic scale and North arrow
- 6. Plat and lot number(s) of land being subdivided
- 7. Zoning district(s) of the land being subdivided. If more than one district, zoning boundary lines must be shown.
- 8. Perimeter boundary lines of the subdivision drawn so as to distinguish them from other property lines
- 9. The applicant has referred to the *Hopkinton Design Guidelines and Standards* included in Article XVI of these Regulations
- 10. All information as depicted on the Pre-application/Conceptual Plan, if presented, and conditions and revisions as required by local, state and/or federal reviewing agencies
- 11. Area of the subdivision parcel(s) and proposed number of buildable lots, dwellings or other proposed improvements
- 12. Location and dimensions of existing property lines, within or forming the perimeter of the subdivision parcel(s) immediately adjacent to the parcel being subdivided
- 13. Location of existing and proposed permanent bounds and noting any disparities between existing monumentation and record data
- 14. Easements and rights-of-way within or adjacent to the subdivision parcel(s)
- 15. Location, width and names of existing streets within and immediately adjacent to the subdivision parcel
- 16. Street index box
- 17. Names, addresses, assessor's plat and lot number of each of the abutting property owners and property owners immediately across any adjacent streets. In the event of a street creation or extension, name, address, assessor's plat and lot for property owners located within the required notice area.
- 18. A completed Application Notification List. See Article XVIII, Section 18.2
- 19. A notarized form indicating the property owner is allowing the developer to develop the property. See Article XVIII, Section 18.7
- 20. Record of any proceedings or decisions of the Zoning Board of Review that pertain to the application or the subject land

20/21 Proof of paid up-to-date property taxes from the Tax Collector

PRELIMINARY PLAT CHECKLIST - MINOR LAND DEVELOPMENT & MINOR SUBDIVISIONS, Con't.

Name of Subdivision Pine-A-A Plat(s) 19 Lot(s) 8

~~PEASDAQ~~ ✓ 22. Verification from the Hopkinton Tax Assessor that property is not in Farm, Forest or Open Space Program

✓ 23. Location of wooded areas and notation of existing ground cover

✓ 24. Location of wetlands, watercourses or wetland buffers with on/or within proximity of the perimeter of the subdivision parcel as determined by a RIDEM qualified wetlands biologist according to RIDEM regulations

✓ 25. Base flood elevation data and the identification of any portion of property located in flood zones as determined by FEMA maps

~~NOV~~ ✓ 26. Areas of agricultural use, if any

✓ 27. Existing contours at intervals of two feet

✓ 28. Location and approximate size of existing buildings or significant above ground structures on or immediately adjacent to the subdivision

✓ 29. Location of existing wells on subdivision site and within proximity to the proposed project

✓ 30. Location and dimension of all existing utilities within and immediately adjacent to the subdivision, including sewer, water, gas, electric, phone, cable TV, fire alarm, hydrants, utility poles, stormwater drainage facilities or other above or underground utilities

~~NOV~~ ✓ 31. Location of historic cemeteries on or immediately adjacent to the subdivision parcel(s), if any

✓ 32. Location of any unique natural, cultural and/or historic features, including stone walls, existing natural and manmade environmental features including wooded areas, wetlands, steep slopes, rock outcrops, ledge, embankments, retaining walls or easements

✓ 33. Notation on plan if the subdivision parcel(s) are located within any of the following areas:

Natural Heritage Areas (RIDEM) Zoning Overlay Districts, if any

C. PRELIMINARY SUBMISSION - PROPOSED CONDITIONS MAP(S) To show the following:

✓ 1. A notarized statement from the property owner allowing the developer to develop the property. See Article XVIII, Section 18.7, for form.

✓ 2. Applicant has referred to the *Hopkinton Design Guidelines and Standards* before proceeding with this application

✓ 3. Proposed improvements including streets, lots, lot lines, with approximate lot areas and dimensions shown. Proposed lot lines shall be drawn so as to distinguish them from existing property lines.

PRELIMINARY PLAT CHECKLIST - MINOR LAND DEVELOPMENT & MINOR SUBDIVISIONS, Con't.

Name of Subdivision WILKINSON Plat(s) 19 Lot(s) 2

- 4. Grading plan in sufficient detail to show proposed contour levels at two foot intervals for all grading proposed for on and off-site street construction, drainage facilities and grading upon individual lots if part of proposed subdivision improvements
- 5. Identification of storm water controls, proposed drainage plan and drainage calculations prepared by a Registered Professional Engineer, if required by the Planning Board
- 6. Soil erosion and sediment control plan. See Article XVII, Section 17.7, of these Regulations.
- 7. Location and dimension of all proposed utilities, within and immediately adjacent to the subdivision, including sewer, water, gas, electric, phone, cable TV, fire alarm, hydrants, utility poles, stormwater drainage facilities or proposed above or underground utilities, as applicable
- N/A 8. Yield Plan, modified from pre-application review, if necessary
- N/A 9. Location, dimension and area of any land proposed to be set aside as open space (residential cluster developments or residential compounds) with location, dimensions and area of any land proposed to be set aside as open space
- N/A 10. Roadway construction drawings are required for all developments with new streets or extension of existing streets, with the number of copies as specified by the Town Planner. Refer to these Regulations, Article XVII, for design and construction guidance standards.
- N/A 11. Proposed street plan and profiles drawn at a scale of 1 inch = 40 feet horizontal and 1 inch = 4 feet vertical, depicting all appurtenant stormwater drainage structures and below grade utilities
- N/A 12. Cross-section and profiles of any proposed impervious surface construction, if intended as a public improvement. Profiles of proposed streets shall include existing and proposed street grades, underground utilities and drainage facilities.
- 13. Computation of impervious lot coverage in accordance with the *Zoning Ordinance*
- N/A 14. Street cross-section showing placement of all underground utilities
- N/A 15. Written performance bond estimate developed by a Rhode Island Registered Professional Engineer in an amount sufficient to cover the cost of all required public construction improvements throughout and off-site, where applicable
- N/A 16. Proposed street name(s) are to be submitted on the Street Name Form which is to be completed and submitted to the Building and Zoning Official and the 911 Coordinator. The approved form, found in Article XVIII, Section 18.5, will be then submitted to the Planner by the applicant
- N/A 17. Location, dimensions and model numbers of proposed external lighting to include type of lighting and a point by point foot candle study equal to scale of plan by a qualified Lighting Professional

PRELIMINARY PLAT CHECKLIST - MINOR LAND DEVELOPMENT & MINOR SUBDIVISIONS, Con't.

Name of Subdivision Bleiman Plat(s) 19 Lot(s) 2

- N/A 148. A landscaping plan, if required by the Planning Board, shall be prepared by a Registered Landscape Architect showing all significant proposed clearing of land, removal of vegetation and revegetation, and/or landscaping on street rights-of-way and individual lots; showing the relation of structures to topography existing and proposed planting and grading, to include detailed design of planting areas, selection of landscape materials and number of each plant and size of plant materials at the time of planting
- N/A 149. A general floor plan showing the proposed use and area in square feet for each building and structure and for each proposed use within the structure
- 20. Existing natural conditions analysis of the site prepared by a Rhode Island Registered or Licensed Design Professional indicating the soil, geologic, hydrologic and vegetative conditions of the site
- N/A 151. Open space management plan (residential cluster developments or residential compounds) showing location, dimensions and area of any land proposed to be set aside as open space, along with any agricultural, recreational and conservation uses of the site together with a plan detailing how all common or public lands will be maintained, used and managed. Monumentation and signage delineating the bounds of the open space shall be placed within the open space area and on the plan
- N/A 152. Traffic impact analysis prepared by a Professional Engineer regarding existing roadway capacity and traffic counts and projected average daily vehicle trips and peak hour trips generated by the proposed project
- N/A 153. Location of any existing or proposed sidewalks on-site and/or intermodal transportation connections to adjacent parcels
- N/A 154. Identification of internal circulation patterns
- N/A 155. Proposed street trees, if required by the Planning Board
- 26. Proposed drainage plan and drainage calculations prepared by a Registered Professional Engineer in accordance with the *Rhode Island Stormwater Design and Installation Standards Manual*, December 2010 or latest revision
- 27. Notation of proposed deed restrictions and covenants
- N/A 158. Location of off-site stump disposal areas
- N/A 159. If stormwater detention basin is necessary, type of fencing to be placed around it
- 30. Ten, 24 inch X 36 inch, black or blue line copies of the proposed subdivision plan; ten copies reduced to no smaller than 11 inches X 17 inches; and electronic drawing files in a pdf. or dwg. format, sent electronically to the Town Planner

PRELIMINARY PLAT CHECKLIST - MINOR LAND DEVELOPMENT & MINOR SUBDIVISIONS, Con't.

Name of Subdivision Depeaux Plat(s) 19 Lot(s) 8

- 31. Certification by a Professional Land Surveyor that all interior and perimeter lot lines and street lines of the land being subdivided have been designed to meet a minimum of a Class II Survey and to conform to *Procedural and Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations*, as prepared by the Rhode Island Society of Professional Land Surveyors, Inc., May 1992, as amended
- 32. Record of any proceedings or decisions of the Zoning Board of Review that pertain to the application or the subject land
- 33. Copy of a Certificate of Authorization for all Design Professionals of the State of Rhode Island
- 34. Proof of current registration for all Design Professionals from the State of Rhode Island
- 35. Conservation easement form, if required by Planning Board. See Article XVIII, Section 18.10
- 36. Any other information which is relevant to good planning and design

D. PRELIMINARY SUBMISSION - SUPPORTING MATERIALS

The following materials (10 copies) shall be submitted with a Preliminary Plan application for a Minor Subdivision:

- 1. Filing Fee - \$750 + \$150 per unit, plus required mailing, advertising and stenographer expenses, including providing one copy of the official transcript of the meeting to the Town Planning Department
- 2. A Vicinity Map, drawn to a scale of 1 inch = 400 feet or as necessary to show the area within one-half mile of the subdivision parcel showing the locations of all streets, existing lot lines and zoning district boundaries. Schools, parks, fire stations and other significant public facilities shall be indicated on the locus map by shading and labeling the specific use
- 3. List of all federal and/or state permits required for this proposal
- 4. Draft copies of all pertinent legal documents to include deeds conveying any land or easements which may be deeded to the Town as well as any proposed restrictive and protective covenants
- 5. Completed Application Notification List. See Article XVIII, Section 18.2
- 6. Soils map of the area. If any prime agricultural soils are within the subdivision parcel(s) the soils map shall be marked to show location of said prime agricultural soils
- 7. Written confirmation that the appropriate water company or district has reviewed the plan and is able to provide water service, if proposed

Water Company or District N/A Date of Letter N/A

- 8. A notation will be included on all plans stating:

PRELIMINARY PLAT CHECKLIST - MINOR LAND DEVELOPMENT & MINOR SUBDIVISIONS, Con't.

Name of Subdivision Hopkinton Plat(s) 19 Lot(s) 85

"The applicant and/or their representative has investigated the water source proposed to serve the approved land development depicted here on this plan and has found that an adequate supply of potable and non-potable water exists to serve the proposed land use activity, as such may be needed. The applicant acknowledges that the Town of Hopkinton has made no expressed or implicit claim that an adequate water supply presently exists or will exist at any point in the future to serve the approved land use activities associated with this development. The applicant further acknowledges that it is the applicant's sole responsibility to ensure an adequate water supply for this development, and not the Town of Hopkinton."

- N/A 9. Written confirmation that the Town Department of Public Works has reviewed plans for proposed sewer service, and indicating whether sewer service is or is not available and will or will not be required
10. When Onsite Wastewater Treatment Systems are proposed, the applicant shall provide either of the following in a manner conforming to the *Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems, July 2010*, or as may be amended (See RIDEM):
- a. Subdivision Site Suitability Certification, or
 - the submission of approved OWTS applications for all individual lots.
- N/A 11. Open space management plan showing agricultural, recreational and conservation uses of the site together with a management plan detailing how all common or public lands will be maintained, used and managed
12. Written confirmation from the Rhode Island Department of Environmental Management pursuant to the *RIDEM Rules and Regulations Governing the Enforcement of the Freshwater Wetlands Act*, and any subsequent amendments thereto, that plans for the proposed subdivision, including any required off-site construction, have been reviewed, and indicating that the Wetlands Act either does not apply to the proposed site alteration or that approval has been granted for the proposed site alteration
- N/A 13. In lieu of item 12 above, an affidavit signed by a qualified wetlands biologist stating that there are no freshwater wetlands present on or within the property being subdivided.
- N/A 14. A Physical Alteration Permit (PAP) issued by the State Department of Transportation for any connection to, or construction work within, a State highway or other right-of-way
- N/A 15. Preliminary Subdivision suitability Determination by the Department of Environmental Management for the use of Onsite Wastewater Treatment Systems
- N/A 16. Affidavit of Notice for mailed hearing notices (See Sample Notices in Article XVIII, Section 18.9. Refer to Section 7.1.6 for notice requirements)
- N/A 17. Newspaper copy, newspaper ad, notice
- N/A 18. Notice to anyone on right-of-way beyond 500 feet whose property must be passed through to reach Applicant's property

PRELIMINARY PLAT CHECKLIST - MINOR LAND DEVELOPMENT & MINOR SUBDIVISIONS, Con't.

Name of Subdivision DELAN Plat(s) 19 Lot(s) 83

19. The names and addresses of all property owners, agencies or communities requiring notification as required by these Regulations

20. Draft copies of all legal documents describing the property, proposed easements and rights-of-way dedications, restrictions, or other required legal documents. Specify:
Lot Deed

Town 21. Final written comments on the Preliminary Plan, plus the following as requested:

- | | |
|---|------------|
| <input type="checkbox"/> a. Planning Department | Date _____ |
| <input type="checkbox"/> b. Public Works | Date _____ |
| <input type="checkbox"/> c. Building/Zoning Officer | Date _____ |
| <input type="checkbox"/> d. Solicitor | Date _____ |
| <input type="checkbox"/> e. Conservation Commission | Date _____ |
| <input type="checkbox"/> f. Fire Department | Date _____ |
| <input type="checkbox"/> g. Police Department | Date _____ |
| <input type="checkbox"/> h. Other (specify) _____ | Date _____ |

23. A court stenographer is required for the Preliminary Stage Public Hearing for a project with a road, with the cost to be paid by the Applicant. A hard copy and an email copy of the recordings are to be made available to the Planning Board.

24. Owner Authorization Form (See Article XVIII, Section 18.7)

25. Application Notification List (See Article XVIII, Section 18.2)