

Alfred W. DiOrio, RLS, Inc.

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PROJECT NARRATIVE

Two-Lot Minor Subdivision With No Street Creation

William E. and Susan M. Bergan, Applicants

AP 19 Parcel 8

0 Spring Street

Hopkinton, Rhode Island

"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

Existing Physical Environment and Uses:

The existing parcel is generally located on the easterly side of Spring Street in Town. The subject site has an area of approximately 30.8 acres (as determined by a previous survey performed by others). The subject site is currently vacant land.

The parcel has approximately 1039.22 feet of frontage on the existing state roadway (Spring Street – Route 138) and approximately 2215.25 feet of frontage on the existing town roadway Grassy Pond Road. The zoning of the parcel is RFR-80 as is the surrounding area.

There are adjoining existing residential dwellings to the south and north and conservation land (Boy Scouts of America) to the west (across Spring Street).

There are existing freshwater wetland features located on the parcel. These features were delineated and mapped by others dating back to 2003. At that time, a proposed five (5) lot subdivision was being proposed. These wetland features were the subject of a previous RIDEM permitting, specifically an Permit to Alter (05-0536, dated 10-05-2007) and an Insignificant Alteration (09-0168, dated 01-22-2010). This data has expired and most is not applicable to the current proposal.

Recent wetland delineation has been undertaken in the vicinity of the proposed improvements. This delineation was made by Ecotones, Inc. and field located and mapping by Alfred W. DiOrio, RLS, Inc. Our findings closely replicate those of above-cited work by others. RIDEM has recently issued their approval (a finding of non-jurisdiction).

The site's topographic condition is undulating with elevations increasing from west to east starting at approximately 360 and increasing to approximately 398 [LiDar relative to NAVD88).

The subject site's soil characteristics (in the areas of proposed improvement) are that of the Paxton and Canton soil types. Both these soil series are generally without complications of groundwater and/or ledge. There are other soil series within the parcel, however, those less desirable soil areas are not a part of the proposed improvement areas.

There was an RIDEM Preliminary Subdivision Suitability Determination issued for the previous proposal (S14-77, dated 03-10-2010). Our proposal may utilize some of this previous soil testing if it falls with the areas of proposed improvements. RIDEM has recently issued OWTS approvals for both Lot 1 and Lot 2.

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Proposed Use:

The applicant proposes to subdivide the subject site into a total of two (2) lots utilizing the conventional subdivision component of the ordinance.

Each of the proposed new lots will have frontages equal to or greater than the required zoning criteria and will contain areas greater than that required by zoning.

Proposed Lot 1 (approximately 28 acres) will carry a deed restriction limiting that parcel to only one (1) lot and prohibiting any further subdivision of that parcel.

The proposed new lots will be served by new onsite wastewater treatment systems (OWTS) and new private wells.

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Memo

To: Hopkinton Planning Board
From: James Lamphere, Town Planner *JL*
Date: July 28, 2021
Re: Pre-Application – 2-Lot Minor Subdivision – AP 19 Lot 8 – Spring Street – William and Susan M. Bergan

CASE HISTORY

June 21, 2021	Pre-Application Received
August 4, 2021	Planning Board Pre-Application Review

DESCRIPTION

William and Susan M. Bergan have submitted a Pre-application for a 2-lot Minor Subdivision of an approximately 31 acre lot that is zoned RFR-80. Both of the proposed lots exceed the minimum frontage and area required by Zoning. Proposed Lot 1 (approximately 28 acres) will have a deed restriction prohibiting any further subdivision. Proposed Lot 2 does not appear to have any further subdivision potential.

PRE-APPLICATION MEETING PURPOSE

The purpose of the Pre-application Meeting with the Planning Board is for the Board to provide input to the applicant at this formative stage of the design process. "Pre-application meetings shall aim to encourage information sharing and discussion of project concepts among the participants. Pre-application discussions are intended for the guidance of the Applicant and shall not be considered approval of a project or its elements."

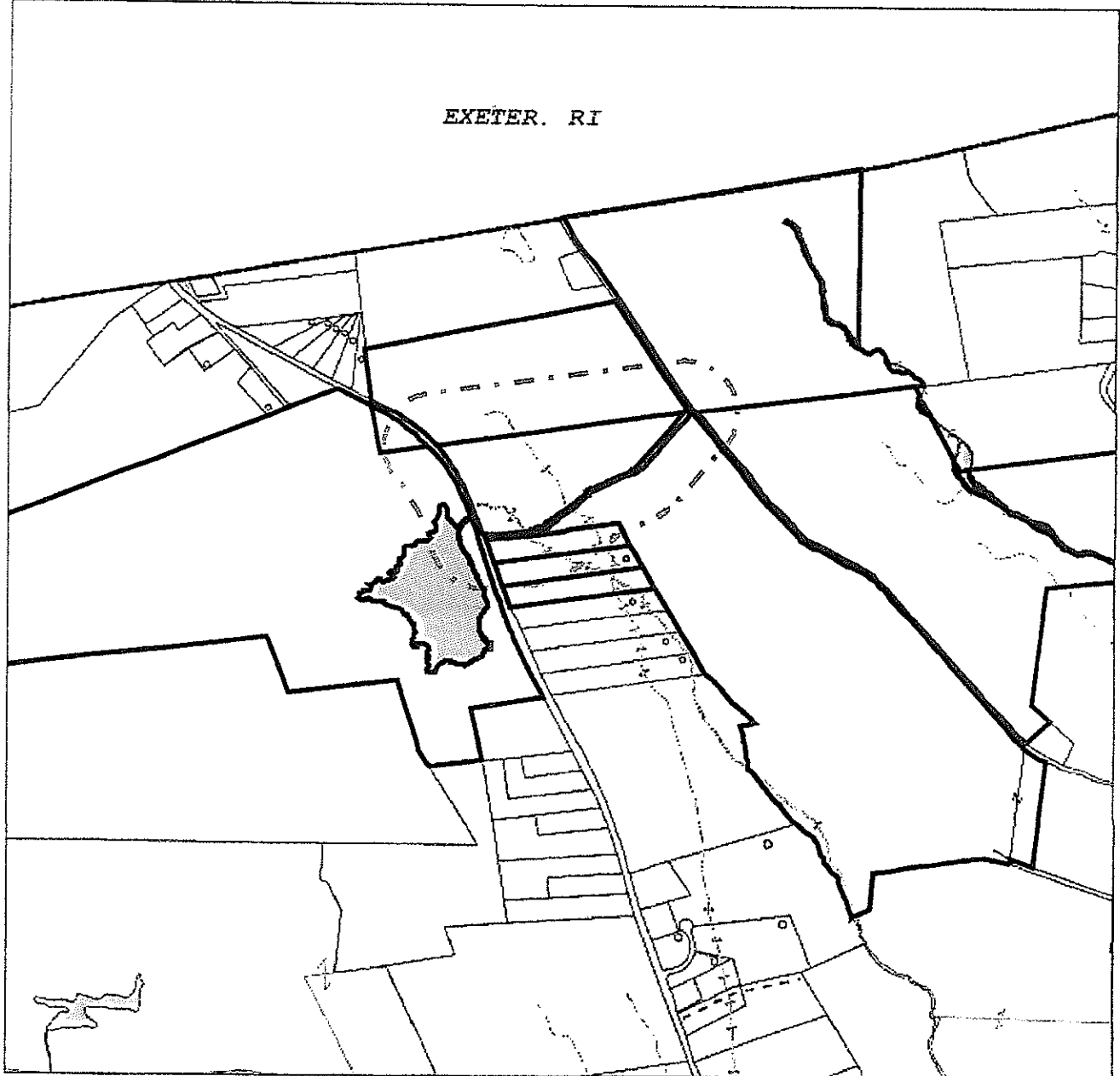
The Planning Board does not vote on the application.

Town of Hopkinton

Geographic Information System (GIS)



Date Printed: 4/18/2022



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Hopkinton and its mapping contractors assume no legal responsibility for the information contained herein.



019/000/00002
ADAMS, MICHAEL
2 MEADOWLARK TERRACE
RICHMOND RI 02898

019/000/00008
BERGAN, WILLIAM & SUSAN M
123 DYE HILL RD
HOPE VALLEY RI 02832

019/000/00011
STATE OF RHODE ISLAND
235 PROMENADE STREET
PROVIDENCE RI 02908

019/000/0003A
R I BOY SCOUTS
PO BOX 14777
E PROVIDENCE RI 02914-0

019/000/0007A
CZERKIEWICZ, JOHN F
PO BOX 35
ROCKVILLE RI 02873-0

019/000/0009B
MAREK, PETER J
PO BOX 42
ROCKVILLE RI 02873-0

019/000/0009D
MAREK, PETER J
PO BOX 42
ROCKVILLE RI 02873-0

019/000/0009F
MORRONE, BRITTON A + TAMI D
PO BOX 84
ROCKVILLE RI 02873-0

020/000/00005
STATE OF RHODE ISLAND
235 PROMENADE STREET
PROVIDENCE RI 02908

020/000/0001A
AUBLEEN FARMS LLC
158 SPRING ST
HOPE VALLEY RI 02832-1

Municipal Lien Certificate - Hopkinton, RI

Per RIGL §44-7-11(a); valid for recording through: 06/17/2022

Date of certificate: 04/18/2022 Tax Payer BERGAN WILLIAM & SUSAN M
Penalty as of: 04/18/2022 123 DYE HILL RD
Parcel: 019/000/00008 HOPE VALLEY RI 02832
Location: 0 SPRING ST

Place Recording stamp here

Receivable	Account #	Type	Detail	Original Bill	Amount Due	Penalty Due	Total Due
2020 RP Tax Roll	08-7443-20	Real	019/000/00008 at SPRING ST	2,765.76	0.00	0.00	0.00
2021 RP Tax Roll	02-2729-01	Real	019/000/00008 at SPRING ST	2,803.59	700.89	0.00	700.89
Total:							700.89

(f) City, town or fire district. The collector of taxes for any city, town, or fire district may, upon application for any municipal lien certificate, include and attach to the certificate at no additional fee, as a separate motor vehicle excise tax certificate setting forth all motor vehicle excise taxes which at the time are due and payable to the town on account of any owner of any real estate referenced in the application. The closing agent presiding at the closing on any transfer of the real estate shall collect all sums due as set for on the motor vehicle excise tax certificate and transmit the sums to the tax collector along with the forwarding address of the owner transferring any real estate. This section does apply to refinancing transactions or to transfers of real estate within a family without consideration.

NOTE: Taxes assessed the preceeding December 31st for the 2022 tax year have not been ascertained.

NOTE: This property has exemptions YES () NO (XX) For information contact Tax Assessor's office 401-377-7780.

NOTE: CALL 401-377-7781 FOR ACCRUED INTEREST AMOUNT IF PAYMENT IS PAST DUE.

ASHAWAY FIRE DISTRICT (401) 377-4610 YES () NO (XX)

HOPE VALLEY/WYOMING FIRE DISTRICT (401) 539-3030 YES (XX) NO ()

WATER USE - YES () NO (XX)

WATER USE - YES () OUTSTANDING BALANCE -

IN ACCORDANCE TO RIGL 44-7-11 AS AMENDED 1993:

1) Are any tax sales scheduled which would affect the parcel of real estate noted herein...YES () NO (XX)

2) Have any taxes or other assessments noted herein been paid as the result of a sale held pursuant to the provisions of Chapter 9 of Title 44 within the immediately preceding issuance of the certificate...YES () NO (XX)

IN ACCORDANCE TO RIGL 44-5-40 AS AMENDED 1956:

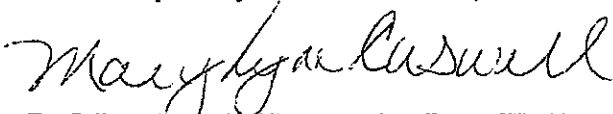
This property is under the Farm, Forest & Open Space Program. YES () NO (XX)

Hopkinton has the authority to assess a tax against NEW CONSTRUCTION (44-5-13.2). NEW CONSTRUCTION taxes may not be ascertained at this time. You are advised to inquire whether there is a NEW CONSTRUCTION tax assessment and/or questions Re: FFO Space Program with the Tax Assessor, (401)377-7780.

CERTIFICATION

This is to certify that the above is true and correct. Said Certification is given in accordance with 44-7-11 of the General Laws of Rhode Island, 1956, as of this 18th day of April, 2022.

Certificate requested by Alfred DiOrto RLS Inc., 264 Woodville Rd., Ashaway, RI 02804.



Tax Collector/Authorized Representative - Town of Hopkinton, Rhode Island 02833.