

8/29/2022

To: Talia Jalette  
Hopkinton Town Planner  
482 Main St.  
Hopkinton, RI 02833

Pre-application Narrative in support of the Scalise Residential Compound request.

Materials supporting pre-application for this project are submitted by myself and my wife Laura Scalise of 16 Esta's Way, Ashaway, RI 02804. We have lived at this address since 11/1993. This address is now noted in the land evidence records as AP-5, lot 105D.

There are two different sets of plans provided. One set has been produced by GZA Geoenvironmental Inc. in Providence, RI, and contains all the specifics necessary to meet the State's requirements for fresh water wetlands and drainage. We have been granted an "insignificant alteration" under freshwater wetlands permit (21-0325) contained herein, and RIPDES drainage permit RIR102294. Additional information is provided on a second plan set that was produced by our surveyor, Dan Harrington. Dan's plans more specifically addresses each lot size, and depicts useable and un-useable land as is required by our ordinance, as well as a macro view of the area around this site, and a soils overlay.

On both sets of plans, all lots are designated as lot #1 through lot #6. Based on your guidance we are executing this residential compound in two separate phases under the "major" category simply due to the 5<sup>th</sup> and 6<sup>th</sup> lots requiring it. Phase I will include the creation of lots 1 through 4, and Phase II will be at a later date as afforded by ordinance, and will create the last two lots, #5, and 6. In the interim, the area designated for lots #5 and #6, will become back acreage that is attached to our existing home lot. We wanted to make clear that the main purpose of this request is to afford our two children each a lot to build on. Lots #2, and #4 will be gifted to each of our kids at the completion of phase I.

In the GZA plan set, there has been significant hydrologic modeling and engineering work accomplished to ensure that our project during construction and when complete, in no way impacts or impedes any surrounding property owners. Extensive measures have been employed to: minimize disturbance to the land; to minimize impact to all surrounding acreage on and adjacent to this site; and to incorporate measures to ensure that all drainage is processed on site, even during extreme events, like the "100 and 300 year storm calculations" which have been planned and engineered for in this plan set.

Please let us know if we can provide anything further to assist in the pre-application process, and thank you in advance for all your efforts that are required to process this request on our behalf.

V/R

Phil and Laura Scalise