



March 26, 2024

Mr. Jason Pezzullo
Planning Director
869 Park Avenue
Cranston, Rhode Island 02910

RE: Orchard Meadows - Subdivision
1489 Pippin Orchard Road, Cranston, Rhode Island
Project #: 2953-001

Dear Mr. Pezzullo,

On behalf of the applicant, we are submitting a Pre-Application Plan to the Planning Commission for the proposed 5 lot single family residential subdivision called Orchard Meadows on Pippin Orchard Road, north of Laten Knight Road in Cranston, Rhode Island. The site is located at 1489 Pippin Orchard Road, Assessor's Plat 28 Lots 31 and 45 and is Zoned A80 (Single Family 80,000 sf). Below are the key highlights to the new site layout:

- Master Plan Approval- Approved December 16, 2022 (Amended Decision Letter dated December 28, 2022) for 6 single family residential lots, 2 of which are existing homes to remain, with a new public roadway. The previous approval was granted as an RPD (Residential Planning District) based off the previously provided yield plan for the project site.
- Design Re-Evaluation- We met with the applicant to discuss the economic feasibility of constructing a public roadway for 6 lots (two of which are currently accessed by an existing gravel drive). We explored options for re-working the site layout to minimize public infrastructure cost and eliminating the public roadway while achieving the same project density goal of 5 lots. We believe this has been achieved by the new proposed concept provided with this submission. Please note, AP 28 Lot 10 which includes an existing home will no longer be included within the proposed development's application since this lot and it's access will remain in existing condition.
- Rear Lot Design- The proposed layout for the "rear lots" with reduced frontage allows the same density as the previously approved configuration. Relief will be requested for Lots 1 and 2 for the proposed 150' frontage, which allows space for the private driveways for Lots 3 and 4. Lots 3 and 4 are proposed in a hockey stick lot configuration with 20' frontage on Pippin Orchard Road containing a private driveway for each. Lot 5 will not need any relief and will be accessed by the existing gravel access drive as currently accessed today.
- Reduced City Infrastructure- This new configuration allows for the applicant to eliminate the need for additional public roadway yielding less city maintenance cost, less stormwater runoff due to a reduction in impervious cover, and less visual impact for rural western Cranston.
- Open Space- Although no longer required for this application, the applicant proposes to provide the minimum required Open Space requirements as required for a RPD Subdivision as a part of this development.

- Utilities- The applicant proposes water service lines for Lots 1-5 and sewer service lines for Lots 1-4 from Pippin Orchard Road. In an effort to minimize disturbance, Lot 5 is proposed to remain serviced by its existing private OWTS.

We look forward to presenting and further discussing with the Planning Commission at the Pre-Application meeting for this proposed development.

Sincerely,
DiPrete Engineering Associates, Inc.



Jenna Shea
Project Manager
jshea@diprete-eng.com