

RECEIVED AUG 15 2016

PROJECT NARRATIVE

Thomas E. Leavitt is the owner of property on Plain Road in West Greenwich, being Assessor's Plat 34, lot 3-3. The property was submitted and approved as a Minor Subdivision in 2005. Alexander P. Bates, Jr. owned approximately 217 acres, subdivided two 30-acre parcels and then sold the remainder of the property to The Nature Conservancy as a portion of the Tillinghast Pond Management Area.

Mr. Bates conveyed the 20-acre parcel to Mr. Leavitt with a deed restriction allowing a maximum of three house lots on the property. At this time Mr. Leavitt is seeking to subdivide this parcel into three lots as allowed. Each parcel will conform to all zoning regulations and will be serviced by a private well and an OWTS system.

Due to staff vacations at RIDEM, there is a backlog in scheduling soil evaluations on this property. We will have the results for the September meeting and will forward them to the Town Planner once they are completed. The soil evaluation for the original 30-acre parcel depicted on the plan has an approved 10' ground water table.

The property was flagged in 2005 by Peter Lockwood and is delineated on sheets 2 and 3. There were no wetlands found on the two proposed lots. During the soil evaluation process, the soil evaluator is required to identify any wetlands within 200 feet of the proposed system. Mr. Leavitt would like to be allowed to utilize the 2005 wetland flags for his submission since there were no wetlands found in the area that is being subdivided.

Mr. Leavitt is seeking Master Plan and Preliminary Plan approval and asking that the Final be handled administratively.