

# **Tiverton Conservation Commission**

## **343 Highland Road, Tiverton, RI, 02878**

### **Memorandum**

**To:** Administrative Officer, Tiverton Planning Board

**Date:** May 31, 2022

**Sbj:** Review of “Environmental Review Statement (ERS), Carolyn and Steven Vallot,” Plat 208, Lot 116-06, 146 Pelletier Lane, Tiverton, RI,” dated April 27, 2022, prepared by Civil Engineering Concepts, Inc., Little Compton, RI.

1. At its May 24, 2022 regular meeting, the Tiverton Conservation Commission reviewed and discussed the ERS for the demolition of existing structures, decommissioning of an existing well and cesspool, construction of a new dwelling, connection to a shared well, installation of a new, advanced on-site wastewater treatment system (OWTS) and construction of a rain garden/grading on Plat 208, Lot 116-06, 146 Pelletier Lane, Tiverton, RI. The applicants were required to create and file an ERS with the Town of Tiverton because their property is located within the Stafford Pond Watershed Protection Overlay District. After the completion of its review, the Commission voted unanimously to endorse the ERS for the proposed activities at the subject location.

2. In reaching its decision to endorse the ERS, the Commission found the following facts to be important:

- (a) The location of the new dwelling will be as far from the shore of Stafford Pond and its border/edge wetland area as possible (the small size – 7,557 square feet – of the lot does not allow a full 50-foot setback distance for all portions of the dwelling from Stafford Pond). RI-DEM has issued an insignificant alteration wetlands permit for the proposed work.
- (b) The amount of impervious surface (existing buildings) currently on the lot cover 15.8% of the lot; after those structures are demolished and the new dwelling is constructed, the impervious surface coverage on the lot will decrease to 13.4% (a reduction of 15%). The driveway/parking area for this lot will not be paved and will be pervious.
- (c) The new bottomless sand filter OWTS will conform to current RI-DEM regulations and standards and has already received RI-DEM approval. The new system will replace an outdated/failing cesspool currently located on the lot.
- (d) The rain garden will collect run-off from the roof the new dwelling. It will allow the ground to absorb the first inch of runoff from the house – usually the most polluted slug of rainwater from a structure - thereby preventing that water from sheet-flowing over the ground (lawn) towards or into Stafford Pond.

- (e) No natural features of the lot or surrounding area will be destroyed or altered by the proposed project; all work will take place within the lawn portion of the property.

3. Questions concerning this memorandum should be directed to the undersigned at 401-624-2859 or [thoram2@verizon.net](mailto:thoram2@verizon.net).

By direction,

*Thomas Ramotowski*

Thomas Ramotowski

Chair

Copy to: Applicant; Civil Engineering Concepts