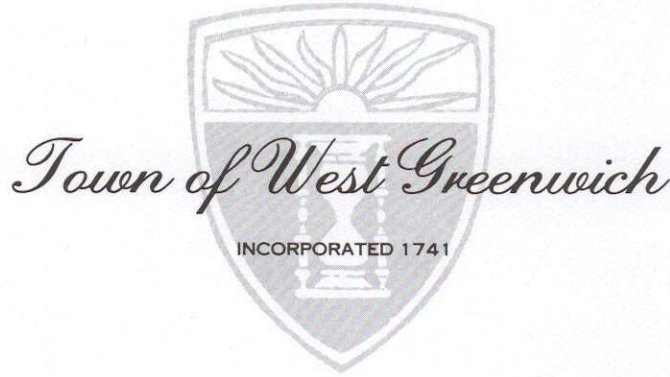


TEL: 401-392-3800
FAX: 401-392-3805



MAILING ADDRESS
280 VICTORY HIGHWAY
WEST GREENWICH
RHODE ISLAND 02817-2113

December 5, 2011

Carrs Pond Associates, LLC
c/o Carmine D'Ellena, Esq.
700 Main Street
EAST GREENWICH, RI 02818

Via Certified Mail, Return Receipt:
7006 3450 0001 6781 2503

RECEIVED FOR RECORD
Dec 05, 2011 12:42:28P
West Greenwich, R.I.
JANET E. OLSSON
TOWN CLERK

Re: Carrs Pond Residential Compound – AP 2, Lots 6 & 12
--off Carrs Pond Road
Preliminary Plan

Dear Mr. D'Ellena, Mr. Kent and Mr. Kent:

At their regular meeting held on November 21, 2011, the Planning Board voted to approve (5-0) the following motion:

Motion to approve the proposed Residential Compound Minor subdivision plan entitled, "Carrs Pond Estates," being Assessors Plat 2, Lots 6 & 12, dated June 2011, revised through 09/22/11, prepared by TJB Engineering, LLC and K. Andrews Associates, for Carrs Pond Associates, LLC, with the following conditions:

1. The applicant shall reimburse the Town for the cost to run the public hearing advertisement in the Kent County Daily Times
2. All improvements need to be inspected by the Town during construction, and completed and fully stabilized prior to Final Review.
3. the applicant shall submit all legal documents as part of Final Review
4. an inspection, maintenance, and repair program for the drainage system as shown on the Preliminary Plan shall be the responsibility of the residents of the compound, and shall be incorporated into the Homeowners' Association Documents. The Homeowner's Association documents shall also include that the Homeowner's Association shall be responsible for road surface maintenance as well.
5. The owners shall sign a Post-Construction Storm Water Management and Maintenance Agreement with the Town.
6. the Planning Board shall review the Final Plan and detailed As-built plan to ensure that the improvements have been completed properly.

7. as part of the Final Plan application, the applicant's engineer shall certify whether the drainage has been installed and constructed properly and will function according to his design.
8. proper erosion controls shall be used during all stages of construction, including house construction.
9. the Project Review Fee account shall be replenished by the applicants as needed, when requested by the Town.
10. Open Space and Recreation fee be assessed on the 4 new house lots at time of recording.
11. the Final Plan submission shall comply with the additional requirements as noted in the Residential Compound Ordinance
12. that the kitchen shall be removed from the existing accessory structure on the existing developed lot, and that a deed restriction shall be recorded noting that occupancy is prohibited unless the appropriate zoning board relief is obtained.
13. a 25 foot no-cut buffer shall be along the existing property line of lot 1 and 4 on the easterly side, and a 70 foot no-cut buffer zone shall be on the remaining perimeters encircling lots 1, 2, 3, and 4.
14. there shall be a sign installed at the entrance to identify that this is a residential compound, the main function of which is to demonstrate that this is a private road. The sign must include the language that this is a private road.
15. that the Landscaping shall be done in compliance with the plans prepared by Diane C. Soule, Landscape Architect, as part of the submission, updated June 2011.
16. Blasting shall not be allowed for rock removal.

This motion, with conditions, is based on the following findings of fact;

1. That the proposed subdivision is consistent with the requirements of the West Greenwich Comprehensive Community Plan, including the future land use map.
2. That each lot in the subdivision conforms to the standards and provision of the West Greenwich Zoning Ordinance.
3. That there will be no known significant negative environmental impacts from the proposed development as shown on the preliminary plan, with all required conditions for approval;
4. That the subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
5. That the proposed subdivision lots have adequate and permanent legal access to a public street;
6. That the subdivision provides for suitable building sites.
7. That the design and location of building lots, utilities, and other improvements in the proposed subdivision shall minimize flooding and soil erosion.

Please note that this letter does not constitute written approval to begin construction.

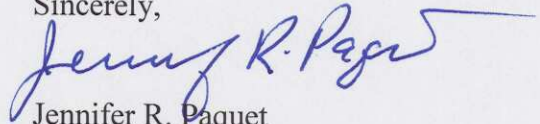
Please let me know a few days in advance of when you will be ready for a required pre-construction meeting. Typical attendees at this meeting include myself, the Highway Superintendent, and the consulting engineer from the Town, along with the owner of the project,

the contractor, and design professionals. We will discuss your construction plans, and other related items, including inspections. Be sure to practice proper installation and maintenance of erosion controls throughout construction.

In accordance with Article XII of the West Greenwich Land Development and Subdivision Regulations, any party aggrieved by a decision of the Planning Board shall have the right to appeal that decision to the Board of Appeal within twenty (20) days of the day the decision is filed and posted in the Town Clerk's Office, and in accordance with the procedure as set forth in the regulations. This decision has been posted the date of this letter.

Please contact me at 392-3800 x 121, should you have any questions.

Sincerely,



Jennifer R. Paquet
Town Planner

cc: Tim Behan, PE
cc: Land Evidence Records