

## PROJECT NARRATIVE

The project site is a single parcel located at 66 Fessenden Street (Plat 273 Lot 378) totaling 0.53± acres. The development includes the construction of a single bay car wash with 6 vacuum spaces that will be consolidated with the abutting Cumberland Farms gas station and convenience store parcel (Plat 273 Lot 409) to create a new single parcel totaling 1.82± acres, subject to obtaining the required approvals. The single phased development will be accessed through the gas station by way of site modifications as depicted on the proposed site plan, therefore, new curb cuts are not proposed on West Natick Road, Route-5 nor on Fessenden Street. Based on available information, the site does not appear to be located in an environmentally sensitive area, does not lie within a groundwater protection area, or within a 100-year floodplain.

The subject parcel is currently split zoned including A-7 Residential and GB Business, therefore, the site will need to be rezoned to GB. An onsite residential structure was recently demolished and currently includes remnants of the same including vegetated areas. The parcel slopes away from Fessenden Street into a swale behind the convenience store. The proposed development will make reasonable efforts to maintain the existing vegetation along Fessenden and will propose supplemental vegetation along the street to create and re-establish a buffer. The project will also require a front yard setback variance along Fessenden Street, thereby requesting the building to be situated 19'± from the right of way, whereas, 25 feet is required. The purpose of the variance is due to the lack of lot depth relative to Fessenden Street. The layout was based on the location of the existing convenience store - providing the minimum requisite width/length for a drive aisle, parking spaces, sidewalk separation to buildings and the car wash created the need for the variance request. Based on our review of pertinent zoning and development regulations, waivers are not required.

Water, electric and gas will most likely be serviced from Fessenden Street and sewer will tie into the existing sewer pump station location on the north side of the existing convenience store. The anticipated water flows are estimated to be 3,000 square feet. Our office reached out to the Warwick Sewer Department and they indicated that a preliminary filing is not required at Master Plan, however, an official application is required at the Preliminary Plan phase.

According to the Natural Resources Conservation Service Web Soil Survey, underlying soils on the site are classified as Merrimac-Urban land (MU) with an associated hydrologic soil group (HSG)-A. Subsurface testing conducted in November 2021 indicates sandy soils.

The project also received correspondence from the Historical Preservation and Heritage Commission indicating that there are no archaeological sites within or in close proximity to the project area.