

**TO THE MEMBERS OF THE PLANNING BOARD:**

Henry H. Meyer, Chair  
Steven DiMasi  
Joseph T. Hultquist

Maria H. Mack, Vice-Chair  
Robert B. Clendenen  
Fred B. Morrison

**ALSO:** The Honorable Town Council  
Stephen A. Alfred, Town Manager - ex officio member  
Robert A. Hicks, Superintendent of Schools - ex officio member  
Nancy E. Giorgi, Legal Counsel  
L. Vincent Murray, Director of Planning  
Raymond T. Nickerson, Principal Planner  
Dennis Vinhateiro, Principal Planner  
Russell W. Brown, Building Official  
Dale Holberton, Town Clerk  
Jon Schock, Public Services Director  
William Boardman, Town Engineer  
Alan R. Lord, Finance Director  
Michael Rice, Conservation Commission Chair

A meeting of the South Kingstown Planning Board will be held on Tuesday, January 11, 2005 at 7:00 p.m. in the Town Council Chambers, Town Hall, 180 High Street, Wakefield, RI.

***A G E N D A***

- A. ROLL CALL**
- B. CONSENT AGENDA (CA)**
- C. APPROVAL OF MINUTES**
  - (CA) November 16, 2004 Regular Meeting and Work Session
  - (CA) December 14, 2004 Regular Meeting

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All items listed with (CA) are to be considered routine by the Planning Board and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board, or a member of the public so requests, in which event the item will be removed from **Consent Agenda (CA)** consideration and considered in its normal sequence on the agenda.

POSTED: January 6, 2005

- D. PUBLIC HEARINGS:**
  - 1. Proposed Comprehensive Plan Amendment / Zone Change Public Hearing (Continued):**  
Comprehensive Plan Amendment request from Medium Density

Residential to Industrial-2, Zoning Map Change request from R-30 to Industrial-2, conditioned on limited Use Codes (34, 51.1, 51.2 and 52.1), AP 41-1, lot 1, located on North Road, South County Sand & Gravel, Inc., owner/applicant. The proposed amendment consists of the following:

a.) Plan Element II, Land Use Element, Map 2.4, “Land Use Plan Map, Wakefield / Peace Dale Detail”: amend the future land use designation of property comprised of 14.7 acres of land area on the west side of North Road, approximately 500 feet south of the intersection of North Road and Saugatucket Road from the current designation of Medium Density Residential to Industrial – 2.

**2. Combined Conceptual Master Plan Informational Meeting / Preliminary Plan Public Hearing (Continued):**

**Crossing at the Tower**, a proposed four lot commercial subdivision, AP 18-2, lots 11 & 12 and AP 18-3, lots 13 & 14, located on the northwest corner of the intersection of Tower Hill Road and Mooresfield Road, KSL Realty North Providence, LLC, owner/applicant (AP 18-2, lot 11), KSL Investments, owner/applicant (AP 18-2, lot 12), KSL Realty Cranston, LLC, owner/applicant (AP 18-3, lot 13), KSL-SK, Inc., owner/applicant (AP 18-3, lot 14).

**3. Preliminary Public Hearing:**

**Gaskill Minor Subdivision**, proposed two lot minor subdivision (one existing home) with waiver request to use flexible frontage zoning provisions, AP 81-3, lot 9, 45 Hill Road, Gina Gaskill, owner/applicant.

**E. CONCEPTUAL MASTER PLAN INFORMATIONAL MEETINGS:**

1. **Eldred Farm Flexible Design Residential Project**, a proposed nine lot subdivision (one existing home), AP 16-4, lot 6, located on the westerly side of Old North Road, Virginia L. Gorman, owner, P. Schurman Contractors, Inc., applicant.
2. **Barber’s Pond Private Subdivision**, a proposed five lot (four building lots) Flexible Design Residential Project including private road creation with waivers requested for overhead utilities and road width, AP 8, lot 5, located off Barber’s Pond Road, Peter & Thomas Buffum, owners, Thomas Buffum, applicant.

**F. DEVELOPMENT PLAN REVIEWS:**

1. **Animal Rescue League of Southern Rhode Island**, proposed site improvements including building demolition and construction of new facilities with revised parking, AP 47-2, lot 27, located south of Curtis Corner Road, Animal Rescue League of Southern Rhode Island, owner/applicant.
2. **South County YMCA**, proposed parking, landscaping and site

improvements, AP 49-3, lot 7, 165 Broad Rock Road, YMCA of Greater Providence-South County YMCA, owner/applicant.

**G. PRE-APPLICATION REVIEW:**

1. **Red House Acres**, a proposed two-lot subdivision, AP 66, lot 17, located easterly of the intersection of Red House Road, Sand Plains Trail and Lahinch Road, Amy Realty, RIGP, owner, Richard Johnston, applicant.

**H. SPECIAL ITEMS:**

1. **Brandywyne – A Senior Residential Community**, recommendation to the Zoning Board, a proposed combination of duplex and single-family detached two-bedroom, age-restricted units totaling 44 units with 20% low/moderate income qualified units, AP 24, lots 7, 8, 25 and a portion of 10, located on the south side of Mooresfield Road west of Rose Hill Road, Rose Hill Crossing, Inc./Lunar Land Trust, owner, EFC Construction Co., applicant.
2. **South County Commons Leasing Sign**, request for approval of a free standing, two-sided real estate leasing sign in front of the Village at South County Commons, AP 50, lot 23, located on Tower Hill Road, Green Tree Realty, LLC, owner, Real Estate Equities, Inc., applicant.
3. **(CA) O'Rourke Estates Minor Subdivision**, extension of the South Kingstown Planning Board Preliminary Approval of December 10, 2003, AP13-1, lot 9, Peter and Karen O'Rourke, owners/applicants.
4. **(CA) Sherman Acres Minor Subdivision**, place legal advertisement for a Combined Master Plan Informational Meeting / Preliminary Plan Public Hearing for the March 8, 2005 meeting of the Planning Board. The Sherman Acres Minor Subdivision is a proposed two-lot subdivision (the existing Sherman Sand and Gravel business is located on the parcel) with road creation with waivers requested to **not** build the proposed road and from checklist items regarding topography, AP 47, Lot 43, 881 Curtis Corner Road, George Sherman Sand & Gravel Co. Inc., owner/applicant.
5. **(CA) Church Street Townhouses**, place legal advertisement for a Combined Master Plan Public Informational Meeting / Preliminary Plan Public Hearing for the February 8, 2005 meeting of the Planning Board. The Church Street Townhouses Major Subdivision is a proposed six-lot, ten-unit subdivision (two existing single-family homes, four duplexes proposed) with road creation with waiver requesting a private road serving the subdivision, AP 48-3, lots 133 & 141, located at 417 High Street and 276 Church Street, Shirley S. Page and Jake Investment Group, LLC, owners, South County Design Group, Inc., applicant.

**I. (CA) REPORT OF THE ADMINISTRATIVE OFFICER**

**J. CORRESPONDENCE**

**K. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER**

L. ADJOURNMENT

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*CONSENT AGENDA (CA) ITEMS FOR 1/11/05  
PLANNING BOARD MEETING*

C. APPROVAL OF MINUTES

(CA) November 16, 2004 Regular Meeting and Work Session

(CA) December 14, 2004 Regular Meeting

(CA) A motion for the following (CA) agenda items appears in the Principal Planner's comments dated January 7, 2005:

H. SPECIAL ITEMS:

3. (CA) **O'Rourke Estates Minor Subdivision**, extension of the South Kingstown Planning Board Preliminary Approval of December 10, 2003, AP13-1, lot 9, Peter and Karen O'Rourke, owners/applicants.

4. (CA) **Sherman Acres Minor Subdivision**, place legal advertisement for a Combined Master Plan Informational Meeting / Preliminary Plan Public Hearing for the March 8, 2005 meeting of the Planning Board. The Sherman Acres Minor Subdivision is a proposed two-lot subdivision (the existing Sherman Sand and Gravel business is located on the parcel) with road creation with waivers requested to **not** build the proposed road and from checklist items regarding topography, AP 47, Lot 43, 881 Curtis Corner Road, George Sherman Sand & Gravel Co. Inc., owner/applicant.

5. (CA) **Church Street Townhouses**, place legal advertisement for a Combined Master Plan Public Informational Meeting / Preliminary Plan Public Hearing for the February 8, 2005 meeting of the Planning Board. The Church Street Townhouses Major Subdivision is a proposed six-lot, ten-unit subdivision (two existing single-family homes, four duplexes proposed) with road creation with waiver requesting a private road serving the subdivision, AP 48-3, lots 133 & 141, located at 417 High Street and 276 Church Street, Shirley S. Page and Jake Investment Group, LLC, owners, South County Design Group, Inc., applicant.

I. (CA) REPORT OF THE ADMINISTRATIVE OFFICER

ADMINISTRATIVE SUBDIVISIONS recorded during December 2004  
Joanne K. Dykstra Administrative Subdivision, AP 82-4, lot 62, located at the intersection of Marine Road and Point Avenue, recorded 12/8/04.

The Village at South County Commons Administrative Subdivision, AP 42, lot 22, AP 50, lots 14-17 and 19-22, located in the Route 1 Special Management District off Tower Hill Road, recorded 12/10/04.

Philip Allaire Administrative Subdivision, AP 24, lots 10 and 25, located off Rose Hill Road, recorded 12/13/04.

Virginia P. Carter Administrative Subdivision, AP 67, lot 13, located on Long Pond, recorded 12/30/04.

MINOR SUBDIVISIONS recorded during December 2004

Laird/Darsch Minor Subdivision, AP 17, lot 21 (portion) and 42, located on Stony Fort Road, recorded 12/3/04.

Glen Rock Farms Minor Subdivision, AP 42-2, lot 2, located on Glen Rock Road, recorded 12/8/04.

Joanne K. Dykstra Minor Subdivision, AP 82-4, lot 62, located at the intersection of Marine Road and Point Avenue, recorded 12/8/04.

Pinch Minor Subdivision, AP 48-4, lots 23 and 112, located on Allen Avenue, recorded 12/21/04.

MAJOR SUBDIVISIONS recorded during December 2004

Kingston Woods Major Subdivision, AP 31-3, lots 19 and 70, located off South Road, recorded 12/16/04.