

TO THE MEMBERS OF THE PLANNING BOARD:

Henry H. Meyer, Chair
F. Steven DiMasi
Joseph T. Hultquist
John A. Riendeau

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. Letendre, 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, Director of Public Services
William Boardman, Town Engineer
Alan R. Lord, Director of Finance
Michael Rice, Conservation Commission Chair

A meeting of the South Kingstown Planning Board will be held on Tuesday, July 11, 2006 at 7:00 p.m. in Council Chambers, South Kingstown 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) June 13, 2006 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: July 6, 2006

D. PUBLIC HEARINGS:

1. **PRELIMINARY PLAN PUBLIC HEARING (CONT.) – Green Street Condominiums**, a proposed eight (8)-unit multi-household, detached structure with requested waivers, AP 49-1, Lot 141, located at Green Street and Larkin Lane, Paul and Lynn Barry, owners, 9 Green Street LLC, applicant.
2. **CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING – The Woods at Laurel Lane**, a proposed 13-lot Flexible Design Residential Project, AP 12, Lots 12 and 13, located on the southeast side of Laurel Lane approximately 1,600 feet westerly of Usquepaugh Road (Route 138), Karen Roebuck, owner, Don Roebuck, applicant.
3. **DEVELOPMENT PLAN REVIEW & RECOMMENDATION TO THE ZONING BOARD OF REVIEW PUBLIC HEARING - Sprint Spectrum**, a proposed “stealth” monopole cellular antenna with request for street landscaping waiver and use and dimensional variances, AP 42-2, Lot 16, 4124 Tower Hill Road, Union Fire District, owner, Sprint Spectrum LP, applicant.
4. **COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING - LaBelle Minor Subdivision**, a proposed two-lot subdivision (one existing home), flexible frontage proposal, AP 49-1, Lot 112, 50 Emmett Lane, Jonathan Daly LaBelle, owner/applicant.
5. **COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING - Sylvan J. Vaicaitis Minor Subdivision**, a proposed two-lot subdivision (one existing home), flexible frontage proposal, AP 22-4, Lot 30, 155 Liberty Lane, Sylvan J. Vaicaitis, owner/applicant.
6. **PUBLIC HEARING ON THE PROPOSED COMPREHENSIVE PLAN AMENDMENT AND RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED ZONE CHANGE - Hopkins Green II**, a proposed amendment to the Comprehensive Community Plan, Land Use Plan Map, Map 2.4 (Wakefield / Peace Dale Detail) from “Medium High Density Residential” to “High Density Residential”. The property is identified as AP 48-2, Lot 126, located northwest of Hopkins Lane and Emmett Lane, Lisa Fiore, owner, Hopkins Green II LLC, applicant.

E. DEVELOPMENT PLAN REVIEW:

1. **PROUT SCHOOL** – a proposed soccer field, increased parking and landscaping, AP 50-4, Lot 19, 4640 Tower Hill Road, Roman Catholic Bishop of Providence, owner/applicant.

F. PRE-APPLICATION REVIEW:

1. **MINOR LAND DEVELOPMENT PROJECT - Round Pond Farm**, a proposed four-lot (one existing home) residential compound, AP 67, Lots 11 and 55, 619 Ministerial Road, John & Elizabeth Ferry, owners/applicants.

G. SPECIAL ITEMS:

1. **ELECTION OF OFFICERS**

2. **(CA) Crossing at the Tower Commercial Subdivision**, place legal advertisement scheduling a Public Hearing at the August 8, 2006 meeting of the Planning Board on the proposed amendment to the Combined Conceptual Master Plan and Preliminary Plan approval to allow non-conforming project signage in a Commercial Neighborhood Zoning District. The applicant proposes dimensional variances for signage, AP 18-2, Lots 11 –14, located at the northwest corner of Tower Hill Road and Mooresfield Road, KSL Realty, owner, Site Enhancement Services, applicant.
3. **(CA) Eldred Farm Flexible Design Residential Project**, place legal advertisement scheduling a Preliminary Plan Public Hearing at the August 8, 2006 meeting of the Planning Board, a proposed nine (9)-lot subdivision (one existing home), AP 16-4, Lot 6, 368 Old North Road, Eldred Farm LLC, owner/applicant.
4. **(CA) EXTENSION OF FINAL APPROVAL – Castle Farm Subdivision**, a proposed 34-lot major cluster subdivision (one existing home), AP 50-2, Lot 1 and AP 50, Lot 2, located on Tower Hill Road, Tower Hill Group LP, owner/applicant.
5. **(CA) RECOMMENDATION TO THE ZONING BOARD OF REVIEW – Special Use Permit application to move an existing house from AP 95-2, Lot 4 to AP 95-2, Lot 23**, located in a High Flood Danger Overlay Zone at 1155 Charlestown Beach Road, Warren & Betty Williams, owners/applicants.
6. **(CA) PRELIMINARY PLAN APPROVAL - Dorothy Carpenter Minor Subdivision** – a proposed two-lot subdivision (one existing home with accessory farm structures), AP 79-2, Lot 1, 2510 Post Road, Estate of Benjamin S. Carpenter, Jr. & Shelly L. Osman, owners/applicants.
7. **(CA) RECOMMENDATION TO THE TOWN COUNCIL** – a proposed amendment to the Zoning Ordinance to require a Special Use Permit for a Class A Liquor License in the Route 1 Special Management District.

H. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during June 2006
Eugene C. Latham Administrative Subdivision, AP 87-4, Lots 25 and 26,
located off Prospect Road, recorded 6/16/06.

MINOR SUBDIVISIONS recorded during June 2006
Curtis Corner Plat Minor Subdivision, AP 47-2, Lot 26, located at 544
Curtis Corner Road, recorded 6/15/06.

MAJOR SUBDIVISIONS recorded during June 2006
None were recorded.

- I. CORRESPONDENCE
- J. COMMENTS-BOARD MEMBERS & PRINCIPAL PLANNER
- K. ADJOURNMENT

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***CONSENT AGENDA (CA) ITEMS FOR 7/11/06
PLANNING BOARD AGENDA***

- C. APPROVAL OF MINUTES:
(CA) June 13, 2006 Regular Meeting

A motion for the following (CA) agenda items appears in the Principal Planner's comments dated July 7, 2006:

- G. SPECIAL ITEMS:
 - 2. (CA) **Crossing at the Tower Commercial Subdivision**, place legal advertisement scheduling a Public Hearing at the August 8, 2006 meeting of the Planning Board on the proposed amendment to the Combined Conceptual Master Plan and Preliminary Plan approval to allow non-conforming project signage in a Commercial Neighborhood Zoning District. The applicant proposes dimensional variances for signage, AP 18-2, Lots 11 –14, located at the northwest corner of Tower Hill Road and Mooresfield Road, KSL Realty, owner, Site Enhancement Services, applicant.
 - 3. (CA) **Eldred Farm Flexible Design Residential Project**, place legal advertisement scheduling a Preliminary Plan Public Hearing at the August 8, 2006 meeting of the Planning Board, a proposed nine (9)-lot subdivision (one existing home), AP 16-4, Lot 6, 368 Old North Road, Eldred Farm LLC, owner/applicant.
 - 4. (CA) **EXTENSION OF FINAL APPROVAL – Castle Farm Subdivision**, a proposed 34-lot major cluster subdivision (one existing home), AP 50-2, Lot 1 and AP 50, Lot 2, located on Tower Hill Road, Tower Hill Group LP, owner/applicant.
 - 5. (CA) **RECOMMENDATION TO THE ZONING BOARD OF REVIEW – Special Use Permit application to move an existing house from AP 95-2, Lot 4 to AP 95-2, Lot 23, located in a High Flood Danger Overlay Zone at 1155 Charlestown Beach Road, Warren & Betty Williams, owners/applicants.**
 - 6. (CA) **PRELIMINARY PLAN APPROVAL - Dorothy Carpenter Minor Subdivision** – a proposed two-lot subdivision (one existing home

with accessory farm structures), AP 79-2, Lot 1, 2510 Post Road, Estate of Benjamin S. Carpenter, Jr. & Shelly L. Osman, owners/applicants.

7. **(CA) RECOMMENDATION TO THE TOWN COUNCIL** – a proposed amendment to the Zoning Ordinance to require a Special Use Permit for a Class A Liquor License in the Route 1 Special Management District.

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MINOR SUBDIVISIONS recorded during June 2006

Curtis Corner Plat Minor Subdivision, AP 47-2, Lot 26, located at 544 Curtis Corner Road, recorded 6/15/06.

MAJOR SUBDIVISIONS recorded during June 2006

None were recorded.

NOTE: In accordance with the South Kingstown Planning Board By-laws, Article IV, Section 1 'No items shall be placed on the agenda unless all required documentations have been submitted. Later additions to an agenda must be approved by all members present at the meeting.'

INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL TTD (401) 792-9642 AT LEAST 72 HOURS IN ADVANCE OF THE MEETING DATE.