TO THE MEMBERS OF THE PLANNING BOARD:

Henry H. Meyer, Chair                          Maria H. Mack, Vice Chair
F. Steven DiMasi                              Robert B. Clendenen
Joseph T. Hultquist                          Fred B. Morrison
John A. Riendeau

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, September 12, 2006 at 7:00 p.m. in Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield, RI.

AGENDA

A. ROLL CALL:

B. CONSENT AGENDA (CA):

C. APPROVAL OF MINUTES
(CA) August 8, 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: September 7, 2006
D. PUBLIC HEARINGS:
1. DEVELOPMENT PLAN REVIEW & RECOMMENDATION TO THE ZONING BOARD OF REVIEW (CONT.) - 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 L.P., applicant.
2. PROPOSED AMENDMENTS TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS IMPLEMENTING THE INCLUSIONARY PROVISIONS OF THE ZONING ORDINANCE

E. DEVELOPMENT PLAN REVIEW:
1. DEVELOPMENT PLAN REVIEW & RECOMMENDATION TO THE ZONING BOARD OF REVIEW – South Shore Country Club, a proposed senior residential community development consisting of 285 two-bedroom, single-family homes, a nine-hole golf course, clubhouse, general store, tennis courts and swimming pool, AP 65, Lots 2-5, 13 and 15, Gravelly Hill Road, South County Sand & Gravel Co., Inc., owner/applicant.
2. DEVELOPMENT PLAN REVIEW – Park House, a Special Use Permit application for enlargement/intensification of a nonconforming use, a proposed fifteen-unit, multi-household, detached structure development (existing 24 efficiency apartments to be converted into ten units and a proposed second five-unit building), AP 92-2, Lot 184, located at 28 Park Avenue, James C. Gardiner, owner/applicant.

F. SPECIAL ITEMS:
1. PROPOSED COMPREHENSIVE PLAN AMENDMENT APPROVAL AND RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED ZONE CHANGE (CONT.) - 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,” AP 48-2, Lot 126, located northwest of Hopkins Lane and Emmett Lane, Lisa Fiore, owner, Hopkins Green II, LLC, applicant.
2. PROPOSED AMENDMENT TO THE CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN APPROVAL - Crossing at the Tower, a proposed amendment to the Planning Board’s Combined Conceptual Master Plan and Preliminary Plan approval to allow non-conforming project signage in a Commercial Neighborhood Zoning District, AP 18-2, Lots 11 and 13, located at the northwest corner of the intersection of Tower Hill Road and Mooresfield Road, KSL Realty, owner/applicant.
3. (CA) Release of Maintenance Bond, Peaked Rock I & II and Bethany Road, Sturbridge Home Builders, Inc., developer.
4. (CA) COMBINED CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN APPROVAL - 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.

5. (CA) PRE-APPLICATION REVIEW, Place legal advertisement scheduling a Public Hearing at the October 10, 2006 Planning Board meeting on the Combined Conceptual Master Plan and Preliminary Plan, Lippitt Minor Subdivision, a proposed two-lot (one existing home) subdivision with requested waivers, AP 74, Lot 15, 2717L Commodore Perry Highway, Estate of Frederick Lippitt, owner/applicant.

6. (CA) Mittendorf Administrative Subdivision – a proposed two-lot Administrative Subdivision, revised lots requiring Zoning Board of Review dimensional relief, 34 Mittendorf Road, AP 81-3, Lots 102 and 103, Emil and Eleanor Mittendorf and Dennis and Susan Mittendorf, owners/applicants.

G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:
   ADMINISTRATIVE SUBDIVISIONS recorded during August 2006
   Bergantini / Indian Lake Fire District Administrative Subdivision, AP 34-2, Lot 85, located between Red Feather Trail South and Peace Pipe Trail North, recorded 8/28/06.
   MINOR SUBDIVISIONS recorded during August 2006
   Jones Minor Subdivision, AP 39-2, Lot 3, located off South Road, recorded 8/15/06.
   MAJOR SUBDIVISIONS recorded during August 2006
   Waterside Farm Major Subdivision, AP 79-4, Lot 3, located at 3600 Commodore Perry Highway, recorded 8/30/06.

H. CORRESPONDENCE

I. COMMENTS-BOARD MEMBERS & PRINCIPAL PLANNER

J. ADJOURNMENT

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CONSENT AGENDA (CA) ITEMS FOR 9/12/06
PLANNING BOARD AGENDA

C. APPROVAL OF MINUTES:
   (CA) August 8, 2006 Regular Meeting

A motion for the following (CA) agenda items appears in the Principal Planner’s comments dated September 8, 2006:
F. SPECIAL ITEMS:

3. (CA) Release of Maintenance Bond, Peaked Rock I & II and Bethany Road, Sturbridge Home Builders, Inc., developer.

4. (CA) COMBINED CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN APPROVAL - 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.

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Waterside Farm Major Subdivision, AP 79-4, Lot 3, located at 3600 Commodore Perry Highway, recorded 8/30/06.

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.