

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

Maria H. Mack, Chair  
Fred B. Morrison  
Peter DelGiudice

Robert B. Clendenen, Vice Chair  
John A. Riendeau, Secretary  
Ken Kenerson

**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  
Alan R. Lord, Director of Finance  
Michael Rice, Conservation Commission Chair

A meeting of the South Kingstown Planning Board will be held on Tuesday, December 9, 2008 at 7:00 p.m. in the 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) October 28, 2008 Work Session**

**(CA) November 12, 2008 Regular Meeting**

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: December 4, 2008

**D. PUBLIC HEARINGS:**

- 1. MINOR LAND DEVELOPMENT PROJECT PRELIMINARY PLAN REVIEW (continued) - Ocean Haven Estates**, a proposed four-lot subdivision with a flexible frontage waiver request, AP 76-4, Lot 24, located on the south side of Camp Fuller Road at Turner Cove Way, Eva Brinner, owner/applicant.
- 2. DEVELOPMENT PLAN REVIEW - Point View Marina**, a proposed boat storage/parking area, grading and drainage improvements, AP 88-1, Lots 24 and 26, located at Sherman Road and Perrywinkle Road, Mazza Marina, LLC, owner/applicant.

3. **MINOR LAND DEVELOPMENT PROJECT COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING - Brook Ridge Farm**, a proposed three-lot subdivision (two existing homes) with a flexible frontage waiver request, AP 14, Lot 64 and AP 22-1, Lot 57, located at 344 and 346 Waites Corner Road, John and Georgette Richmond and Roy and Gail Richmond, owners, Roy and Gail Richmond, applicants.

**E. PRE-APPLICATION REVIEW:**

1. **MINOR LAND DEVELOPMENT PROJECT - Taylor, Taylor and Keenan Minor Subdivision**, a proposed four-lot subdivision (three existing homes) with a flexible frontage waiver request, AP 42-2, Lots 18, 19 and 20, located at 4144A, 4144B and 4144C Tower Hill Road, Michael R. Taylor, George P. and Melissa A. Taylor and Sandra M. Keenan, owners, George P. and Melissa A. Taylor, applicants.

**F. SPECIAL ITEMS:**

1. **(CA) ORDER OF NOTICE SCHEDULING A PUBLIC HEARING ON A REQUEST TO AMEND A PRELIMINARY PLAN APPROVAL - Brookedge Estates**, a proposed amendment to the Preliminary Plan approval to allow replacement of the age restriction on the 28 units with a four-unit affordable housing component, AP 48-3, Lot 144, located at 301 Church Street, BrookEdge Village, LLC, developer.
2. **(CA) ORDER OF NOTICE SCHEDULING A MAJOR LAND DEVELOPMENT PROJECT COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING - LaChappelle Division**, a proposed two-lot subdivision (existing automotive service station and single-family home) requiring Zoning Board of Review approval to allow intensification of a non-conforming use and dimensional variances for a proposed residential lot, AP 22-4, Lot 46, located at 3471 Kingstown Road, J & D's West Kingston Service Center, Inc., owner, Jon LaChappelle, applicant.
3. **(CA) PERFORMANCE BOND / IMPROVEMENTS STATUS REPORT - Kingston Woods, SLN, Ltd.**, developer.
4. **(CA) AUTHORIZATION TO CALL BOND - Shannock Woods**, Shannock Woods, LLC, developer.
5. **(CA) RELEASE OF PERFORMANCE BOND - Ministerial Farm**, EFC Construction, Inc., developer.

**G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:**

ADMINISTRATIVE SUBDIVISIONS recorded during November 2008

Virginia Carter Administrative Subdivision, AP 67, Lots 12 and 62, located off Ministerial Road at Round Pond, recorded 11/21/08.

MINOR SUBDIVISIONS recorded during November 2008

None were recorded.

MAJOR SUBDIVISIONS recorded during November 2008

None were recorded.

**H. CORRESPONDENCE**

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

**J. ADJOURNMENT**

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***CONSENT AGENDA (CA) ITEMS FOR 12/9/08  
PLANNING BOARD AGENDA***

**C. APPROVAL OF MINUTES:**

**(CA) October 28, 2008 Work Session**

**(CA) November 12, 2008 Regular Meeting**

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated December 5, 2008:

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**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.**