

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

A meeting of the South Kingstown Planning Board will be held on Tuesday, May 12, 2009 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) **March 24, 2009 Work Session**
- (CA) **April 14, 2009 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: May 7, 2009

D. PUBLIC HEARINGS:

1. **REQUEST FOR AMENDMENT TO CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN APPROVALS - Wakefield Meadows**, a request to relax the 55+ age restriction for 20% of the approved units, AP 49-3, Lot 6, located off Tower Hill Road in the Route 1 Special Management District, Pulte Homes of New England LLC, owner/applicant.
2. **COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING - Arcaro Division**, a proposed two-lot minor subdivision (one existing home) with a flexible frontage waiver request, AP 80-2, Lot 5, located at 2464A Commodore O. H. Perry Highway, Harold C. Arcaro, Jr., owner/applicant.
3. **REQUEST TO AMEND THE CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN APPROVALS - Heritage Estates**, request to amend the Conceptual Master Plan and Preliminary Plan approvals, AP 13-1, Lot 36, located off Sand Turn Road, Grossi Estates, LLC, owner/applicant.

E. SPECIAL ITEMS:

1. **ORDER OF NOTICE SCHEDULING A COMPREHENSIVE PERMIT COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING - Bayberry Courts**, a proposed ten-unit apartment building 100% low/moderate housing, AP 40-1, Lot 125, located on Kingstown Road, South Shore Mental Health Center, Inc., owner, Bank Street Apartments, Inc., applicant.
2. **(CA) COMBINED CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN APPROVAL - Ocean Haven Estates**, a proposed four-lot minor 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.
3. **(CA) PRELIMINARY PLAN APPROVAL - Richardson / Sheldon Minor Subdivision**, a proposed two-lot subdivision with existing street frontage, AP 75-1, Lot 3, located at 1965A Commodore O. H. Perry Highway, Judith Richardson, owner/applicant.
4. **(CA) ORDER OF NOTICE SCHEDULING A DEVELOPMENT PLAN REVIEW PUBLIC HEARING - River Walk**, Phase 1 of a proposed two-phase development of two separate structures with a mix of commercial and residential uses in each structure, parking and landscaping waivers requested, AP 57-4, Lot 208, located at 325 Main Street, River Walk Real Estate Investment, Inc., owner/applicant.
5. **(CA) REQUEST FOR EXTENSION OF FINAL APPROVAL - Eldred Farm**, a proposed nine-lot (one existing home) Flexible Design Residential Project, AP 16-4, Lot 6, located off Old North Road, P. Schurman Contractors, Inc., applicant.
6. **(CA) RECOMMENDATION TO THE TOWN COUNCIL**, proposed amendments to the Zoning Ordinance to allow “farmer’s markets” at farm retail sales facilities per Article 5, Section 503.7 Farm Retail Sales Activity.

F. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during April 2009

Farley, Briel, Connor Administrative Subdivision, AP 80-4, Lots 1, 3 and 16, located off Metateraine Avenue, recorded April 1, 2009.

MINOR SUBDIVISIONS recorded during April 2009

Briggs Division Minor Subdivision, AP 17, Lot 8, located at 150 Stony Fort Road, recorded April 2, 2009.

Whirley Bird Estates Minor Subdivision, AP 80-2, Lot 16, located at 2625C Commodore O.H. Perry Highway, recorded April 9, 2009.

MAJOR SUBDIVISIONS recorded during April 2009

None were recorded.

G. CORRESPONDENCE

H. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER

I. ADJOURNMENT

***CONSENT AGENDA (CA) ITEMS FOR 5/12/09
PLANNING BOARD AGENDA***

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Motions for the following (CA) agenda items appear in the Principal Planner's comments dated May 8, 2009:

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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.**