

TO THE MEMBERS OF THE PLANNING BOARD:

Maria H. Mack, Chair

Fred B. Morrison

Peter DelGiudice

Leslie Castrovillari

Robert B. Clendenen, Secretary

John A. Riendeau, Vice Chair

Ken Kenerson

ALSO: The Honorable Town Council

Stephen A. Alfred, Town Manager – ex officio member

Kristen Stringfellow, 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

Jeffrey O'Hara, Building Official

Dale Holberton, Town Clerk

Jon Schock, Director of Public Services

William Boardman, Town Engineer

Alan R. Lord, Director of Finance

A meeting of the South Kingstown Planning Board will be held on Tuesday, August 11, 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) **July 1, 2009 Work Session**

(CA) **July 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: August 6, 2009

D. CLOSED PUBLIC HEARING – CONSIDERATION OF DECISION:

- 1. COMPREHENSIVE PERMIT COMBINED CONCEPTUAL MASTER PLAN PUBLIC HEARING AND PRELIMINARY PLAN DRAFT DECISION - Bayberry Courts**, a proposed ten-unit apartment building 100% low/moderate housing, AP 40-1, Lots 3, 125 and 126, located on Kingstown Road, South Shore Mental Health Center, Inc., owner, Bank Street Apartments, Inc., applicant.

E. PUBLIC HEARINGS:

- 1. MINOR LAND DEVELOPMENT PROJECT - Broad Hill Residential Compound Section I, Phase IA**, a proposed two-lot subdivision (one existing home) of an existing residential compound lot, with Planning Board relief requested from the “Declaration of Conditions, Restrictions and Limitations” governing the compound, AP 73-2, Lot 6, located at 41Red Oak Way, Clifford and Donna Fantel, owners, Clifford Fantel and Bernard Singleton, applicants.
- 2. MINOR LAND DEVELOPMENT PROJECT - Taylor, Taylor and Keenan Replat**, a proposed four-lot subdivision (three existing homes) with a flexible frontage waiver request, AP 42-2, Lots 18, 19 & 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.
- 3. DEVELOPMENT PLAN REVIEW - Howe Law Offices**, proposed law offices in an existing building, waivers requested, Route 1 Special Management District, AP 50-4, Lot 14, located at 4879 Tower Hill Road, Julianne Rocco, owner, James Howe, applicant.

F. SPECIAL ITEMS:

- 1. (CA) ESTABLISHMENT OF PERFORMANCE BOND - Heritage Estates Flexible Design Residential Project**, a proposed ten-lot subdivision with two inclusionary lots, AP 13-1, Lot 36, located on Sand Turn Road, Grossi Estates, LLC, owner/applicant.
- 2. (CA) ESTABLISHMENT OF PERFORMANCE BOND - Brandywyne Comprehensive Permit Project**, a proposed 40-unit, age-restricted condominium development with 25% low/moderate income qualified units (ten units), AP 24, Lots 7, 8, and 25, located on the south side of Mooresfield Road west of Rose Hill Road, The Bradford Land Co. LLC, owner, EFC Construction Co., applicant.
- 3. (CA) ORDER OF NOTICE SCHEDULING A PUBLIC HEARING ON A REQUEST TO AMEND MASTER AND PRELIMINARY PLAN APPROVALS - Heritage Estates Flexible Design Residential Project**, a request to amend Master and Preliminary Plan approvals, AP 13-1, Lot 36, located on Sand Turn Road, Grossi Estates, LLC, owner/applicant.

G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during July 2009

Alicia and John Bessette Administrative Subdivision, AP 73-1, Lots 9 and 12, located off Gravelly Hill Road, recorded July 14, 2009.

Osman Administrative Subdivision, AP 79-2, Lot 27, located at Post Road and Moonstone Beach Road, recorded July 21, 2009.

John Haddad Administrative Subdivision, AP 50-4, Lots 13 and 24, located in the Route 1 Special Management District, 4847 Tower Hill Road, recorded July 23, 2009.

MINOR SUBDIVISIONS recorded during July 2009

Round Pond Farm Residential Compound, AP 67, Lots 11 and 55, located at 619 Ministerial Road, recorded July 9, 2009.

MAJOR SUBDIVISIONS recorded during July 2009

None were recorded.

TRC APPROVALS, July 22, 2009

Communications Antenna Arrays:

ITT CORPORATION, proposed co-location of six antennas and coaxial lines on an existing tower and installation of an equipment cabinet and emergency generator on a new concrete pad within the fenced compound as part of a Federal Aviation Administration radar air navigation system replacement program, AP 18-2, Lot 5, located at 2935 Tower Hill Road, Ronald and Sandra Denelle, owners, ITT Corporation, applicant.

METRO PCS, proposed co-location of six cellular communications antennas and coaxial lines on an existing tower and installation of equipment cabinets within the fenced compound and installation of transformer and meter bank outside existing fenced area, AP 18-2, Lot 5, located at 2935 Tower Hill Road, Ronald and Sandra Denelle, owners, METRO PCS, applicant.

H. CORRESPONDENCE

I. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER

J. ADJOURNMENT

CONSENT AGENDA (CA) ITEMS FOR 8/11/09 PLANNING BOARD AGENDA

C. APPROVAL OF MINUTES:

(CA) July 1, 2009 Work Session

(CA) July 14, 2009 Regular Meeting

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated July 31, 2009:

F. SPECIAL ITEMS:

- 1. (CA) ESTABLISHMENT OF PERFORMANCE BOND - Heritage Estates Flexible Design Residential Project**, a proposed ten-lot subdivision with two inclusionary lots, AP 13-1, Lot 36, located on Sand Turn Road, Grossi Estates, LLC, owner/applicant.
- 2. (CA) ESTABLISHMENT OF PERFORMANCE BOND - Brandywyne Comprehensive Permit Project**, a proposed 40-unit, age-restricted condominium development with 25% low/moderate income qualified units (ten units), AP 24, Lots 7, 8, and 25, located on the south side of Mooresfield Road west of Rose Hill Road, The Bradford Land Co. LLC, owner, EFC Construction Co., applicant.
- 3. (CA) ORDER OF NOTICE SCHEDULING A PUBLIC HEARING ON A REQUEST TO AMEND MASTER AND PRELIMINARY PLAN APPROVALS - Heritage Estates Flexible Design Residential Project**, a request to amend Master and Preliminary Plan approvals, AP 13-1, Lot 36, located on Sand Turn Road, Grossi Estates, LLC, owner/applicant.

H. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

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METRO PCS, proposed co-location of six cellular communications antennas and coaxial lines on an existing tower and installation of equipment cabinets within the fenced compound and installation of transformer and meter bank outside existing fenced area, AP 18-2, Lot 5, located at 2935 Tower Hill Road, Ronald and Sandra Denelle, owners, METRO PCS, applicant.

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.

NEXT AGENDA NOTES

Every time there is a Comprehensive Permit or an item that discusses Affordable Housing have an educational blurb that Dennis gives at the top of the discussion.

Call all applicants (or their lawyers and / or engineers) to confirm that they have sent out the abutters letter and will return the receipts to the Planning Department before the meeting.

Ask Vin to make sure Ken has a mic right in front of him at work sessions

September 8, 2009

(CA) Barber's Pond Private Subdivision, Request of one year extension of Final Approval from August 1, 2009 through August 1, 2010.

TO THE MEMBERS OF THE PLANNING BOARD:

Maria H. Mack, Chair
Fred B. Morrison
Peter A. DelGiudice
Leslie Castrovillari

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

ALSO: The Honorable Town Council
Stephen A. Alfred, Town Manager - ex officio member
Kristen Stringfellow, 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
Jeffrey O'Hara, Building Official
Dale Holberton, Town Clerk
Jon Schock, Public Services Director
Alan R. Lord, Finance Director

A work session of the South Kingstown Planning Board will be held on **Wednesday, July 1, 2009** at 7:00 p.m. in the Town Hall 2nd Floor Conference Room at the South Kingstown Town Hall, 180 High Street, Wakefield, RI.

AGENDA

1. Discussion of Potential Zoning Amendments to Permit the Accessory Retail Sales (Interior) of Prototype/Customized Vehicles as Part of Wholesale/Manufacturing Uses in the IND-1 Zoning District
2. Continuation of Discussion of Potential Changes to Commercial Neighborhood Zoning District Standards
3. Review of Upcoming Presentation of Town's "Growth Management Program"
4. Status/Discussion on Capital Developments at the University of Rhode Island (including Review Process Status of the "Draft" URI Element of the South Kingstown Comprehensive Community Plan)
5. Other Items of Interest and Concern

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

POSTED: June 25, 2009

TO THE MEMBERS OF THE PLANNING BOARD:

Maria H. Mack, Chair Robert B. Clendenen, Vice Chair
Fred B. Morrison Peter DelGiudice
John A. Riendeau Ken B. Kenerson
Leslie Castrovillari

ALSO: The Honorable Town Council
Stephen A. Alfred, Town Manager – ex officio member
Kristen Stringfellow, 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
Jeffrey O’Hara, 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 continued regular meeting of the South Kingstown Planning Board will be held on Tuesday, February 21, 2006 at 7:00 p.m. in the Council Chambers, Town Hall, 180 High Street, Wakefield, RI.

A G E N D A

A. ROLL CALL

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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: February 16, 2006

B. PUBLIC HEARINGS (CONTINUED):

- 3. CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING (CONT.) - Whittier Estates Major Subdivision**, a proposed nine-lot (one existing home) subdivision with a waiver requested to make use of the flexible frontage provisions of the Zoning Ordinance, AP 56-4, Lots 38 & 40, located at 52 Willard Avenue, Linda M. Sisson, owner, Robert Leonard & Marc Lubic, applicants.

- 5. PRELIMINARY PLAN PUBLIC HEARING (CONT.) - Brookedge Estates Flexible Design Residential Project**, a proposed twenty-eight (28)-unit, age-restricted condominium, AP 49-4, Lot 158 & AP 48-3, Lot 144, located on Church Street and Railroad Avenue, Witham and Associates, owner/applicant.

C. COMMENTS-BOARD MEMBERS

D. ADJOURNMENT

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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.

**TOWN OF SOUTH KINGSTOWN
WORKSHOP ON INCLUSIONARY ZONING ORDINANCE AND SUBDIVISION REGULATIONS**

**SPONSORED BY THE SOUTH KINGSTOWN PLANNING BOARD AND AFFORDABLE HOUSING
COLLABORATIVE**

**7:00-9:00 p.m., Tuesday, February 28, 2006
TOWN COUNCIL CHAMBERS, TOWN HALL
180 HIGH STREET, WAKEFIELD, RI 02879**

AGENDA

1. Introduction and Purpose of Workshop
2. Enabling Authority and Legal Background of Inclusionary Zoning Regulations
3. Affordable Housing Needs in the Community (South Kingstown Affordable Housing Production Plan)
4. Review of "Draft" Inclusionary Zoning Amendments and Amendments to the Subdivision and Land Development Regulations
5. Questions and Comments from Workshop Participants
6. Discussion of Timeline and Procedural Requirements for Formal Consideration of the Proposed Amendments
7. Adjourn Joint Planning Board/Affordable Housing Collaborative Workshop

Note: Workshop participants and all interested parties will also be afforded the opportunity to submit written comments, questions and suggestions on the proposed regulatory amendments. Forms for such submittal will be available at the meeting or may be obtained from the South Kingstown Planning Department, Town Hall, 180 High Street, Wakefield, RI 02879 (401) 789-9331 x244).

A work session of the South Kingstown Planning Board will be held on Tuesday, February 28, 2006 immediately following the workshop on Inclusionary Zoning Ordinance and Subdivision Regulations in the Council Chambers at the South Kingstown Town Hall, 180 High Street, Wakefield, RI.

A G E N D A

- 1. Discussion of Planning Board Policy Regarding Certification of Completeness and Scheduling of Applications for Public Hearing**

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

Posted: February 23, 2006