

**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  
Dorian Boardman, Conservation Commission Chair

A meeting of the South Kingstown Planning Board will be held on Tuesday, May 11, 2010 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) April 13, 2010 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 6, 2010

- D. PUBLIC HEARINGS:**
  - 1. COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING (continued) - Whittier Estates** (revised plans), a proposed ten-lot subdivision consisting of seven new single-family homes and two new duplexes including two inclusionary units and the existing single-family home, flexible frontage waiver request, AP 56-4, Lots 38 and 40, 52 Willard Avenue, Linda M. Sisson, owner, Robert Leonard and Mark Lubic, applicants
  - 2. DEVELOPMENT PLAN REVIEW PUBLIC HEARING (continued) - Willow Dell Beach Club**, a proposed relocation of existing cabana building, deck and canopy, new gravel parking field, landscape waivers requested and recommendation for Special Use Permit, AP 92-1, Lot 36, located at 156 Card’s Pond Road, Willow Dell Beach Club, owner/applicant.

3. **PUBLIC HEARING ON AN APPLICATION TO AMEND THE COMPREHENSIVE PLAN AND ZONING MAP** – a proposed amendment to the Comprehensive Plan Land Use Plan Map 2.5 (Kingston Detail) from Government / Institutional to Residential - High Density and accompanying application to amend the Town’s Zoning Map from GI to R-10, Medium High Density Residential, AP 23-3, Lot 120, located on Briar Lane, Christopher D. Cummiskey, owner, Town of South Kingstown, applicant. The purpose of the proposed amendments is to correct a scrivener’s administrative error.
4. **PUBLIC HEARING ON AN APPLICATION TO AMEND THE COMPREHENSIVE PLAN AND ZONING MAP** – a proposed amendment to the Comprehensive Plan Land Use Plan Map 2.3 from Residential - Very Low Density to Residential Medium Density and accompanying application to amend the Town’s Zoning Map from Open Space to R-40, Medium Density Residential, AP 7-4, Lot 3, located at 10 Old Usquepaugh Road, Patricia C. Salisbury, owner, Town of South Kingstown, applicant. The purpose of the proposed amendments is to correct a scrivener’s administrative error.

**E. DEVELOPMENT PLAN REVIEW:**

1. **LEESON RESIDENCE** – a proposed garage requiring Zoning Board relief for doors facing Ministerial Road, AP 74, Lot 14, located at 259 Ministerial Road, Brown & Ives Land Company, LLC, owner, Margaret and Robert Leeson, applicants.

**F. SPECIAL ITEMS:**

1. **ORDER OF NOTICE SCHEDULING A PUBLIC HEARING ON A PROPOSED AMENDMENT TO PRELIMINARY AND FINAL APPROVALS - Kingston Preserve**, a proposed amendment to Preliminary and Final Approvals to allow this 16-unit condominium project to be converted to a 16-lot, single-family home subdivision, AP 16-1, Lot 1, located at Old North Road and Stony Fort Road, Stony Fort Partners, LLC, owners/applicant.
2. **(CA) MITTENDORF ADMINISTRATIVE SUBDIVISION** – a proposed two-lot Administrative Subdivision, revised lots requiring Zoning Board of Review dimensional relief, AP 81-3, Lots 102 and 103, located at 34 Mittendorf Road, Emil and Eleanor Mittendorf and Dennis and Susan Mittendorf, owners/applicants.

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

ADMINISTRATIVE SUBDIVISIONS recorded during April 2010

None were recorded.

MINOR SUBDIVISIONS recorded during April 2010

Otter Acres, Phase 3 Minor Subdivision, AP 61, Lot 60, located on Tuckertown Road at Otter Acres Way, recorded April 13, 2010

MAJOR SUBDIVISIONS recorded during April 2010

None were recorded.

**H. CORRESPONDENCE**

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

**J. ADJOURNMENT**

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**PLANNING BOARD AGENDA**

**C. APPROVAL OF MINUTES:**

**(CA) April 13, 2010 Regular Meeting**

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated May 7, 2010:

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MAJOR SUBDIVISIONS recorded during April 2010

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.**

