

TO THE MEMBERS OF THE PLANNING BOARD:

Maria H. Mack, Chair
Fred B. Morrison
Ken Kenerson

Robert B. Clendenen, Secretary
John A. Riendeau, Vice Chair
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
Dorian Boardman, Conservation Commission Chair

A regular meeting of the South Kingstown Planning Board will be held on January 11, 2011 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) November 23, 2010 Work Session**
- (CA) December 14, 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: January 6, 2011

D. PUBLIC INFORMATIONAL MEETING:

1. **COMPREHENSIVE PERMIT CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING - Fieldstone Farms**, a proposed fifty-two (52)-lot Flexible Design Residential Project submitted as a Comprehensive Permit Application pursuant to R.I.G.L. §45-53-1 including thirty-nine (39) market rate units, thirteen (13) affordable units and 2,500 feet of proposed public roads (2), AP 16-4, Lot 9, located east of Old North Road and south of Stony Fort Road, Old North Land Investments LLC, owner/applicant.

E. PUBLIC HEARINGS:

1. **COMPREHENSIVE PERMIT COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING – Rodman Commons**, a proposed 20-unit addition to the existing 50-unit La Casa Apartments, 100% affordable (\leq 50% AMI), age-restricted, independent living, AP 40-3, Lot 13, located at 80 Samuel Rodman Street, La Casa Apartments, Inc., owner, Rodman Commons, Inc., applicant.
2. **DEVELOPMENT PLAN REVIEW PUBLIC HEARING – Disano Dental**, a proposed dental office with waiver for second floor residential use, parking and landscaping, Administrative Subdivision (merge component lots), AP 57-1, Lots 132 and 140, located at 123 Main Street ,127 Main Street LLC and 123 Main Street LLC, owners/applicants.

F. DEVELOPMENT PLAN REVIEW:

1. **Lily’s at Little Rest**, a proposed two-bedroom Bed & Breakfast, Development Plan Review and recommendation to the Zoning Board of Review for a Special Use Permit, AP 23-3, Lot 43, located at 2545 Kingstown Road, Estate of Marilyn Fish Munro, owner, Catherine Gagnan and Ann Danis, applicants.

G. SPECIAL ITEMS:

1. **COMPREHENSIVE PERMIT APPLICATION, REQUEST FOR COMBINED CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN REVIEW AND ORDER OF NOTICE – Kenyon Terrace**, a proposed six-unit redevelopment of two existing structures, five single-bedroom apartments and one two-bedroom apartment, HUD Section 811 very low income independent living project (\leq 50% AMI), AP 57-4, Lot 199, located at 327 Kenyon Avenue, State of Rhode Island, owner, Opportunities Unlimited, applicant.
2. **(CA) PRELIMINARY PLAN DRAFT APPROVAL – The Glen at Saugatucket**, a proposed fourteen lot Flexible Design Residential Project (including two inclusionary units), approximately 872 feet of proposed public roadway, AP 41-1, Lot 1, located on the westerly side of North Road approximately 500 feet south of Saugatucket Road, South County Sand and Gravel, owner/applicant.
3. **(CA) PRELIMINARY PLAN DRAFT APPROVAL – Moonstone Properties**, a proposed two-lot subdivision (one existing home), existing street frontage, AP 84-3, Lot 30, located at 1124 Matunuck School House Road, Moonstone Properties LLC, owner/applicant.
4. **(CA) PRELIMINARY PLAN DRAFT APPROVAL - O’Neill Minor Subdivision**, a proposed two-lot subdivision (one existing home), existing street frontage, AP 87-1, Lot 7, located at 26 Segar Court, Robert M. O’Neill, owner/applicant.
5. **(CA) ORDER OF NOTICE SCHEDULING A CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING - High Tide Landing**, a proposed forty (40)-lot Flexible Design Residential Project (33 market rate units and seven inclusionary/affordable units), approximately 1,900 feet of public roads, AP 81-3, Lot 52, located at 170 Gooseberry Road, High Tides LLC, owner/applicant.

H. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during December 2010

Elion/Farrell Administrative Subdivision, AP 75-4, Lots 2 and 4, located on the north side of Commodore Oliver Hazard Perry Highway, recorded December 28, 2010.

MINOR SUBDIVISIONS recorded during December 2010

Schwab Minor Subdivision, AP 56-4, Lot 63, located at 141 Pine Hill Road, recorded December 7, 2010.

Tower Hill Heights III Minor Subdivision Amendment to Final Plan, AP 34-3, Lot 9, located on the easterly side of Tower Hill Road approximately 3/10th of a mile north of Torrey Road, recorded December 8, 2010.

MAJOR SUBDIVISIONS recorded during December 2010

None were recorded.

TRC APPROVAL, December 22, 2010

COMMUNICATIONS ANTENNA ARRAY – a proposed co-location of six panel antennas on an existing communications tower and installation of accessory telecommunications support equipment on a new concrete pad within the existing fenced compound, AP 64-1, Lot 1, located at 509 Commodore Oliver Hazard Perry Memorial Highway, Town of South Kingstown, owner, MetroPCS Massachusetts LLC, applicant.

I. CORRESPONDENCE

J. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER

K. ADJOURNMENT

***CONSENT AGENDA (CA) ITEMS FOR 1/11/11
PLANNING BOARD AGENDA***

C. APPROVAL OF MINUTES:

(CA) November 23, 2010 Work Session

(CA) December 14, 2010 Regular Meeting

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated January 7, 2011:

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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.**