

**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 April 12, 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) **March 1, 2011 Work Session**
- (CA) **March 8, 2011 Regular Meeting**
- (CA) **March 22, 2011 Work Session**

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: April 7, 2011

**D. PUBLIC HEARING:**

- 1. COMPREHENSIVE PERMIT COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING (continued) – 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.

**E. PUBLIC INFORMATIONAL MEETING:**

- 1. MAJOR LAND DEVELOPMENT PROJECT CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING (continued) - High Tide Landing**, a proposed 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.

**F. DEVELOPMENT PLAN REVIEW**

- 1. YMCA CAMP FULLER BOATHOUSE (Development Plan Review and Recommendation to the Zoning Board of Review)** – demolition of an existing structure and construction of a new boathouse with two second floor staff bedrooms, AP 76-1, Lot 5, located at 619 Camp Fuller Road, Greater Providence YMCA, owner/applicant.

**G. PRE-APPLICATION REVIEW:**

- 1. COMPREHENSIVE PERMIT APPLICATION – Wakefield Place Cottages**, a proposed seven-lot, nine-unit subdivision based on the cottage zoning model (one existing unit), AP 57-1, Lot 195, located at 93 Columbia Street, Scott Hallberg, owner/applicant.

**H. SPECIAL ITEMS:**

- 1. (CA) COMPREHENSIVE PERMIT COMBINED CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN DRAFT DECISION – 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. (CA) COMPREHENSIVE PERMIT PRELIMINARY PLAN DRAFT DECISION – Old North Village**, a proposed four-unit Minor Land Development Project, 100% affordable, approximately 350 feet of proposed private road with hammerhead turnaround, AP 23-3, Lot 117, located on the westerly side of Old North Road 210 feet north of Briar Lane, University of Rhode Island Board of Governors, owner, South County Habitat for Humanity, applicant.
- 3. (CA) COMBINED CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN DRAFT DECISION – North Potter Pond Minor Subdivision**, a proposed four-lot subdivision (two existing homes), private street creation and flexible frontage waiver request, AP 81-1, Lots 7 and 8, located at 2236 and 2238 Commodore Oliver Hazard Perry Memorial Highway, Robert and Mary Ellen Von Ancken, owners of Lot 7, Dubs Enterprises, LLC c/o Roy Dubs, owner of Lot 8, Robert Von Ancken, applicant.
- 4. (CA) PRELIMINARY PLAN REVIEW AND DRAFT DECISION - Laurel Lane Subdivision** – a proposed three-lot subdivision (one existing home), existing street frontage, AP 12, Lot 24, located at 504 Usquepaugh Road, William Arnold Construction, Inc., owner/applicant.

5. **(CA) ORDER OF NOTICE SCHEDULING A CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING – Stone Soup Farm**, a proposed 17-lot, 18-unit Flexible Design Residential Project including 15 market rate units, three affordable units (two single-family homes and one accessory apartment), and 1,872 feet of proposed private roads, AP 55-3, Lot 3, located at 334 South Road on the westerly side of South Road approximately 1,000 feet north of Woodman’s Trail, Stone Soup Cottage Works, LLC, owner/applicant.
6. **(CA) ORDER OF NOTICE SCHEDULING A DEVELOPMENT PLAN REVIEW PUBLIC HEARING - Mautucket By The Sea Improvement Association Parking Lot Expansion (Development Plan Review and Recommendation to the Zoning Board of Review)**, addition of 13 parking spaces to existing gravel parking lot (50% increase), AP 96-1, Lot 108, located off Green Hill Ocean Drive, Mautucket By The Sea Improvement Association, Inc., owner/applicant.
7. **(CA) ESTABLISHMENT OF INSPECTION FEE – Hopkins Green I and II**, a proposed 24-unit (four existing) Multi-Household Land Development Project (Hopkins Green I) and a 20-unit Multi-Household Comprehensive Permit Application (Hopkins Green II), AP 48-2, Lots 80, 86 and 126, located at the northerly end of Hopkins Lane, Hopkins Green I, LLC (Lots 80 and 86) and Hopkins Green II, LLC (Lot 126), owners.
8. **(CA) ESTABLISHMENT OF INSPECTION FEE AND REQUEST FOR MODEL UNIT - The Glen at Saugatucket**, a proposed 14-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.

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

ADMINISTRATIVE SUBDIVISIONS recorded during March 2011

Kelly Administrative Subdivision (Replat of the Constance Earle Estate), AP 8, Lots 12 and 31, located at 120 Yawgoo Pond Road, recorded 3/25/11

MINOR SUBDIVISIONS recorded during March 2011

None were recorded.

MAJOR SUBDIVISIONS recorded during March 2011

None were recorded.

**J. CORRESPONDENCE**

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

**L. ADJOURNMENT**

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***CONSENT AGENDA (CA) ITEMS FOR 4/12/11  
PLANNING BOARD AGENDA***

**C. APPROVAL OF MINUTES:**

- (CA) **March 1, 2011 Work Session**
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Motions for the following (CA) agenda items appear in the Principal Planner's comments dated April 8, 2011:

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MAJOR SUBDIVISIONS recorded during March 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.**