

TO THE MEMBERS OF THE PLANNING BOARD:

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

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
Dennis Vinhateiro, Principal Planner
Douglas McLean, Senior 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 **Thursday, August 16, 2012**, at 7:00 p.m. in the Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield.

A G E N D A

- A. ROLL CALL**
- B. CONSENT AGENDA (CA)**
- C. APPROVAL OF MINUTES:**

- (CA) June 26, 2012 Work Session**
- (CA) July 10, 2012 Regular Meeting**
- (CA) July 24, 2012 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: August 9, 2012

D. PUBLIC HEARINGS:

- 1. COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING (CONTINUED) – Brent Fields**, a proposed three (3)-lot subdivision, one existing house, flexible frontage waiver request, AP 86-3, Lot 137, located at 46 Antique Road, Estate of Thomas Brent, owner/applicant
- 2. COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING – Daniel Devine Minor Subdivision**, a proposed two (2)-lot subdivision (one existing home), flexible frontage waiver request, AP 54, Lot 29, located at 195 Rockwood Lane, Daniel and Paula Devine, owners, Daniel Devine, applicant
- 3. PRELIMINARY PLAN PUBLIC HEARING – High Tide Landing**, a proposed forty (40)-lot Flexible Design Residential Project (33 market rate units and seven inclusionary/affordable units), approximately 2,450 feet of public roads, AP 81-3, Lot 52, located at 170 Gooseberry Road, High Tides, LLC, owner/applicant

E. PRE-APPLICATION REVIEW:

- 1. STONE SOUP RESIDENTIAL COMPOUND**, a proposed eight (8)-lot residential compound, one inclusionary lot, AP 55-2, Lot 1, located approximately 2,000 feet west of utility Pole # 26 on South Road, Sand Dollar, LLC, owner/applicant

F. PUBLIC HEARING

- 1. SOUTH KINGSTOWN COMPREHENSIVE COMMUNITY PLAN-FIVE YEAR UPDATE PUBLIC HEARING (CONTINUED)**, Five-Year Update of the South Kingstown Comprehensive Community Plan in accordance with the Rhode Island Planning and Land Use Act, RIGL 45-22.2-8 (3) (iii) and 45-22.2-12 (b)

G. SPECIAL ITEMS:

- 1. (CA) Environmental Impact Statement Review and Recommendation to the Zoning Board of Review**, proposed demolition of existing home and construction of a new single-family home and a new OWTS located in a High Flood Danger Overlay District (R-80), AP 96-1, Lot 119, located at 147 Green Hill Ocean Drive, Neil and Jacqueline Somberg, owners/applicants
- 2. (CA) Release of Maintenance Bond Sunset Meadows Subdivision**, AP 90-4, Lot 209, located at 191 Carpenter Drive, Sunset Meadows Investments LLC, owner/developer

H. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during July 2012

Brandywyne Administrative Subdivision, AP 24, Lots 7, 8 and 25, located off Mooresfield Road (Route 138), recorded 7/2/12

MINOR SUBDIVISIONS recorded during July 2012

Quinn Minor Subdivision, AP 86-1, Lot 1, located at 236 Matunuck Schoolhouse Road, recorded 7/10/12

MAJOR SUBDIVISIONS recorded during July 2012

Brandywyne Major Land Development Project, AP 24, Lots 7, 8 and 25, located off Mooresfield Road (Route 138), recorded 7/2/12

I. CORRESPONDENCE

J. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER

K. ADJOURNMENT

***CONSENT AGENDA (CA) ITEMS FOR 8/16/12
PLANNING BOARD AGENDA***

C. APPROVAL OF MINUTES:

- (CA) **June 26, 2012 Work Session**
- (CA) **July 10, 2012 Regular Meeting**
- (CA) **July 24, 2012 Work Session**

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated July 27, 2012:

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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.**