

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 September 11, 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) August 16, 2012 Regular Meeting

(CA) August 28, 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: September 6, 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. **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)

E. SPECIAL ITEMS:

1. **RECOMMENDATION TO THE TOWN COUNCIL** – proposed text amendments to Section 301 – *Schedule of Use Regulations* and Appendix A - *Use Code Definitions* of the Town’s Zoning Ordinance to incorporate use codes for “Legitimate Theater Without Alcohol” and “Legitimate Theater with Alcohol,” South County Center for the Arts, applicant
2. **(CA) ESTABLISHMENT OF INSPECTION FEE AND PERFORMANCE BOND AND REQUEST FOR MODEL UNIT – Broad Rock Meadows**, a proposed five (5)-lot subdivision with road creation and flexible frontage waiver request, AP 33, Lot 64, located on the westerly side of Broad Rock Road approximately 1,000 feet north of Dry Creek Way, Deblois Building Co., developer
3. **(CA) COMBINED CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN DRAFT DECISION – 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
4. **(CA) PRELIMINARY PLAN DRAFT DECISION – 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

F. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during August 2012

Hampton Place Administrative Subdivision, AP 50-4, Lots 13 and 24, located off Tower Hill Road (Route 1) and Hampton Way, recorded 8/24/12

MINOR SUBDIVISIONS recorded during August 2012

Church Street Minor Subdivision, AP 48-3, Lot 145, located at 305 Church Street, recorded 8/24/12

MAJOR SUBDIVISIONS recorded during August 2012

None were recorded.

G. CORRESPONDENCE

H. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER

I. ADJOURNMENT

**CONSENT AGENDA (CA) ITEMS FOR 9/11/12
PLANNING BOARD AGENDA**

C. APPROVAL OF MINUTES:

- (CA) August 16, 2012 Regular Meeting
- (CA) August 28, 2012 Work Session

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated September 7, 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.**