

**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 Tuesday, December 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) November 15, 2012 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: December 6, 2012

**D. PUBLIC HEARING:**

- 1. PROPOSED AMENDMENTS TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS** - proposed amendments to Article XIII - Section B.13, Street Trees Design and Planting Standards and Article VII – Guarantees of Public Improvements (potential amendments to address private roads and other non-public infrastructure improvements)

**E. MINOR LAND DEVELOPMENT PROJECT:**

- 1. PRELIMINARY PLAN REVIEW – Catherine Smith Living Trust Minor Subdivision**, a proposed four-lot subdivision, three buildable lots based on existing street frontage, one non-buildable parcel for conservation purposes, AP 79-2, Lot 26 and AP 80-1, Lot 3, located on Post Road in Perryville, Catherine S. Smith Living Trust, owner/applicant

**F. SPECIAL ITEMS:**

- 1. (CA) DRAFT PRELIMINARY PLAN APPROVAL - Lower College Road Realty Minor Subdivision**, a proposed two-lot subdivision, each lot proposed as a duplex structure (total = four units), existing street frontage, AP 23-3, Lot 125, located off Lower College Road, Lower College Road Realty LLC, owner/applicant
- 2. (CA) DRAFT DEVELOPMENT PLAN APPROVAL – AT&T**, proposed co-location of wireless communication antenna arrays, remote radio heads and surge arrestors on two existing telecommunications towers and three existing water tanks, each of the five sites includes additional cabling as well as additional electronic equipment within exiting ground level equipment shelters, AT&T Mobility, applicant
- 3. (CA) ORDER OF NOTICE SCHEDULING A CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING - Stone Soup Farm, Phase 3**, a proposed seven (7)-lot, Flexible Design Residential Project, (proposed one off-site affordable unit), AP 55-2, Lot 1, located approximately 2,000 feet west of Utility Pole #26 on South Road, Sand Dollar, LLC, owner/applicant

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

ADMINISTRATIVE SUBDIVISIONS recorded during November 2012

None were recorded.

MINOR SUBDIVISIONS recorded during November 2012

None were recorded.

MAJOR SUBDIVISIONS recorded during November 2012

None were recorded.

**H. CORRESPONDENCE**

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

**J. ADJOURNMENT**

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

**C. APPROVAL OF MINUTES:**

- (CA) **November 15, 2012 Regular Meeting**

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated December 7, 2012:

**F. SPECIAL ITEMS:**

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2. **(CA) DRAFT DEVELOPMENT PLAN APPROVAL – AT&T**, proposed co-location of wireless communication antenna arrays, remote radio heads and surge arrestors on two existing telecommunications towers and three existing water tanks, each of the five sites includes additional cabling as well as additional electronic equipment within exiting ground level equipment shelters, AT&T Mobility, applicant
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**G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:**

ADMINISTRATIVE SUBDIVISIONS recorded during November 2012

None were recorded.

MINOR SUBDIVISIONS recorded during November 2012

None were recorded.

MAJOR SUBDIVISIONS recorded during November 2012

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.**