

**TO THE MEMBERS OF THE PLANNING BOARD:**

Maria H. Mack, Chair

Robert B. Clendenen, Secretary

Leslie Castrovillari

John A. Riendeau, Vice Chair

Ken Kenerson

Douglas Langdon

**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

Patricia A. Sunderland, Director of Finance

Dorian Boardman, Conservation Commission Chair

Peter Nunes, Historic District Commission Chair

Larry Fish, Economic Development Commission Chair

A regular meeting of the South Kingstown Planning Board will be held on **Tuesday, November 26, 2013**, 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) October 8, 2013 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: November 21, 2013

**D. DEVELOPMENT PLAN REVIEW**

- 1. DEVELOPMENT PLAN REVIEW AND RECOMMENDATION TO THE ZONING BOARD OF REVIEW – Castle Inn Bed & Breakfast**, a proposed eight bedroom Bed & Breakfast, existing single-family home, AP 63-4, Lot 20, located at 234C Post Road, Eva Maria H. Ladd Revocable Trust - 1989, owner, Mark and Martha Tebbets, applicants

**E. PRE-APPLICATION REVIEW**

- 1. PROPOSED AMENDMENT TO THE COMPREHENSIVE COMMUNITY PLAN AND COMPANION AMENDMENT TO THE TOWN’S ZONING MAP – Town of South Kingstown – Oliver Watson House**, a proposed amendment to the Land Use Plan Map, Map 2.3, Change of Map Designation of AP 22-1, Lot 45 from “Government / Institutional” to “Residential, Low Density (0.55 – 1.08 du/ac)” and an accompanying application to amend the Town’s Zoning Map for the same parcel from GI to R-80, AP 22-1, Lot 45, located at 274 Waites Corner Road, Town of South Kingstown, owner/applicant

**F. SPECIAL ITEMS**

- 1. AMENDMENT TO PRELIMINARY APPROVAL - Stone Soup Farm**, request to amend Preliminary Plan Approval to change the designated on-site affordable lot, Stone Soup Cottage Works LLC, developer
- 2. DISCUSSION/RECOMMENDATION TO THE TOWN COUNCIL** – proposed amendment to the Zoning Ordinance to revise the parking ratio in Commercial Zoning Districts for lunchrooms, restaurants, taverns, etc. from the current one space for each three persons of capacity to one space for each four persons of capacity (Article 7, Standards for Parking Lots and Loading Facilities, Section 711, Minimum Off-street Parking Requirements)
- 3. (CA) DRAFT DECISION AND RECOMMENDATION TO THE ZONING BOARD OF REVIEW - Turner Point Development Project at Camp Fuller**, proposed building, site and accessory structure improvements including new building construction, expansion and/or relocation of existing buildings and drainage improvements, AP 76-1, Lot 5, located at 619 Camp Fuller Road, Greater Providence YMCA, owner/applicant
- 4. (CA) ORDER OF NOTICE FOR A COMBINED MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING – Cindrich Estates**, a proposed three-lot subdivision (two existing homes), flexible frontage waiver request, AP 47-2, Lots 2 and 3, located at 680 and 650 Curtis Corner Road, Arthur Stein and Clare Sartori, owners, (Plat 47-2, Lot 2), Frederick Cindrich, owner, (Plat 47-2, Lot 3), Frederick Cindrich, applicant
- 5. (CA) ORDER OF NOTICE SCHEDULING A PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE COMPREHENSIVE COMMUNITY PLAN AND COMPANION AMENDMENT TO THE TOWN’S ZONING MAP - Town of South Kingstown – Oliver Watson House**, a proposed amendment to the Land Use Plan Map, Map 2.3, Change of Map Designation of AP 22-1, Lot 45 from “Government / Institutional” to “Residential, Low Density (0.55 – 1.08 du/ac)” and an accompanying application to amend the Town’s Zoning Map for the same parcel from GI to R-80, AP 22-1, Lot 45, located at 274 Waites Corner Road, Town of South Kingstown, owner/applicant
- 6. (CA) REQUEST FOR MODEL UNITS – The Woods at Laurel Lane**, request to begin construction of two model units prior to recording of the subdivision, Green Hill Builders, developer

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

ADMINISTRATIVE SUBDIVISIONS recorded during October 2013

None were recorded.

MINOR SUBDIVISIONS recorded during October 2013

None were recorded.

MAJOR SUBDIVISIONS recorded during October 2013

None were recorded.

## H. CORRESPONDENCE

## I. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER

## J. ADJOURNMENT

### **CONSENT AGENDA (CA) ITEMS FOR 11/26/13 PLANNING BOARD AGENDA**

## C. APPROVAL OF MINUTES:

### **(CA) October 8, 2013 Regular Meeting**

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated November 22, 2013:

## E. SPECIAL ITEMS

3. **(CA) DRAFT DECISION AND RECOMMENDATION TO THE ZONING BOARD OF REVIEW - Turner Point Development Project at Camp Fuller**, proposed building, site and accessory structure improvements including new building construction, expansion and/or relocation of existing buildings and drainage improvements, AP 76-1, Lot 5, located at 619 Camp Fuller Road, Greater Providence YMCA, owner/applicant
4. **(CA) ORDER OF NOTICE FOR A COMBINED MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING – Cindrich Estates**, a proposed three-lot subdivision (two existing homes), flexible frontage waiver request, AP 47-2, Lots 2 and 3, located at 680 and 650 Curtis Corner Road, Arthur Stein and Clare Sartori, owners (Plat 47-2, Lot 2), Frederick Cindrich, owner (Plat 47-2, Lot 3), Frederick Cindrich, applicant
5. **(CA) ORDER OF NOTICE SCHEDULING A PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE COMPREHENSIVE COMMUNITY PLAN AND COMPANION AMENDMENT TO THE TOWN'S ZONING MAP - Town of South Kingstown – Oliver Watson House**, a proposed amendment to the Land Use Plan Map, Map 2.3, Change of Map Designation of AP 22-1, Lot 45 from "Government / Institutional" to "Residential, Low Density (0.55 – 1.08 du/ac)" and an accompanying application to amend the Town's Zoning Map for the same parcel from GI to R-80, AP 22-1, Lot 45, located at 274 Waites Corner Road, Town of South Kingstown, owner/applicant
6. **(CA) REQUEST FOR MODEL UNITS – The Woods at Laurel Lane**, request to begin construction of two model units prior to recording of the subdivision, Green Hill Builders, developer

- F. (CA) REPORT OF THE ADMINISTRATIVE OFFICER**  
ADMINISTRATIVE SUBDIVISIONS recorded during October 2013  
None were recorded.  
MINOR SUBDIVISIONS recorded during October 2013  
None were recorded.  
MAJOR SUBDIVISIONS recorded during October 2013  
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.**

