

TO THE MEMBERS OF THE PLANNING BOARD:

Maria H. Mack, Chair

John A. Riendeau, Vice Chair

Ken Kenerson

J. Eric Scherer

Pamela B. Rubinoff

Elise A. Torello

Joseph T. Murphy

ALSO: The Honorable Town Council

Stephen A. Alfred, Town Manager – ex officio member

Kristen Stringfellow, Superintendent of Schools – ex officio member

Michael Ursillo, Town Solicitor

Amy Goins, Special 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

Joshua Rosen, 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, May 12, 2015**, at 7:00 p.m. in the Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield.

REVISED AGENDA

A. ROLL CALL

B. CONSENT AGENDA (CA)

C. APPROVAL OF MINUTES

(CA) April 14, 2015 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: May 6, 2015

D. MAJOR LAND DEVELOPMENT PROJECTS:

- 1. COMBINED CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN DRAFT DECISION - Hampton Place Full Build Out**, proposed four-building (one existing) full build-out development plan, three new buildings totaling 40,000 square feet, AP 50-4, Lot 24, located at 4847 Tower Hill Road, Chatham Properties LLC, owner/applicant
- 2. CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING (continued) - Tower Hill Road Condominiums**, proposed seven (7)-unit Multi-Household Land Development Project (one affordable unit), AP 50-4, Lot 20, located on the westerly side of Tower Hill Road approximately six-hundred (600) feet south of Hampton Way, Julianne Alton Rocco 2004 Declaration of Trust and Allen F. Rocco Irrevocable Special Needs Trust, owners, 5A Builders, applicant

E. DEVELOPMENT PLAN REVIEW:

- 1. DEVELOPMENT PLAN REVIEW / RECOMMENDATION TO THE ZONING BOARD OF REVIEW – Peace Dale Shooting Preserve**, proposed indoor pistol / rifle range in conjunction with existing sporting clays and hunting preserve, AP 33, Lot 30, located at 130 Pearls Way, BWJW, LLC, owner applicant

F. SPECIAL ITEMS:

- 1. (CA) ORDER OF NOTICE PRELIMINARY PLAN REVIEW – Perkins Residential Compound Two, Phase II** – proposed five (5)-lot second phase of the Perkins Residential Compound Two, AP 67, Lots 9, 56 and 58, three (3) parcels of land encompassing land on the easterly side of Ministerial Road between one-half and one mile south of Tuckertown Road, Edna Perkins, Clara P. Stites and Virginia Carter, owners of Lot 9, Clara H.P. Stites, Trustee, Stites Nominee Trust, owner of Lot 58, M. Elizabeth Thornton and D. Bruce Moffett, owners of Lot 56, heirs of Charles B. Perkins, applicants
- 2. (CA) ORDER OF NOTICE COMBINED CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN REVIEW – O’Brien Residential Compound**, proposed amendment to the Final Approval to allow a two lot subdivision (one additional compound lot), waiver sought to further subdivide a residential compound lot, AP 55-3, Lot 5, located approximately 2,000 feet west of Utility Pole #26 on South Road, Michael D. O’Brien, owner/applicant
- 3. (CA) RECOMMENDATION TO TOWN COUNCIL**, proposed application for U.S. Route 1 to be designated as a Rhode Island Scenic Roadway for the entire length of the roadway within the Town’s corporate boundaries, Town of South Kingstown, applicant
- 4. ROUTE 1 ACCESS LOCATION – Castle Farm**, recommendation to the Rhode Island Department of Transportation regarding entrance location for a proposed 34-lot subdivision, two existing houses, AP 50, Lot 2 and AP 50-2, Lot 1, located at 4566 and 4568 Tower Hill Road, Tower Hill Group LP, owner/applicant
- 5. ADVISORY REVIEW / RECOMMENDATION TO THE ZONING BOARD OF REVIEW – The Pointe at East Matunuck Special Use Permit Application**, proposed demolition and reconstruction/expansion of legal non-conforming residential units (799C, 799D, 799E, 799F, 801A, 801B, 801C, 801D, 801E, 801F, 801G, 801I and 801J Succotash Road), AP 87-3, Lot 2, located at 799-801 Succotash Road, Jeffrey Sweenor, applicant, The Pointe at East Matunuck LLC, owner
- 6. RECOMMENDATION TO THE TOWN COUNCIL**, proposed Zoning Map amendment from R-40, *Medium Density Residential* to GI, *Government and Institutional*, AP 49-2, Lot 55, located at 60A St. Dominic Road, Town of South Kingstown, owner/applicant

G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during April 2015

Archambault, Southwick, Hosley, Holley Administrative Subdivision, AP 61, Lot 55 and AP 60, Lot 17, located at 191A Wordens Pond Road, recorded 4/21/15.

MINOR SUBDIVISIONS recorded during April 2015

Costanza Minor Subdivision, AP 49-1, Lot 61, located at 6 Dendron Road, recorded 4/17/15.

Riggs Holdings LLC and Vantage Point Realty Group LLC Minor Subdivision, AP 56-2, Lot 125, located at 250 High Street, recorded 4/22/15.

MAJOR SUBDIVISIONS recorded during April 2015

None were recorded.

H. CORRESPONDENCE

I. ADJOURNMENT

CONSENT AGENDA (CA) ITEMS FOR 5/12/15 PLANNING BOARD AGENDA

C. APPROVAL OF MINUTES

(CA) April 14, 2015 regular meeting

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated May 8, 2015:

F. SPECIAL ITEMS:

1. (CA) **ORDER OF NOTICE PRELIMINARY PLAN REVIEW – Perkins Residential Compound Two, Phase II** – proposed five (5)-lot second phase of the Perkins Residential Compound Two, AP 67, Lots 9, 56 and 58, three (3) parcels of land encompassing land on the easterly side of Ministerial Road between one-half and one mile south of Tuckertown Road, , Edna Perkins, Clara P. Stites, & Virginia Carter, owners of Lot 9, Clara H.P. Stites, Trustee, Stites Nominee Trust, owner of Lot 58, M. Elizabeth Thornton & D. Bruce Moffett, owners of Lot 56, heirs of Charles B. Perkins, applicants
2. (CA) **ORDER OF NOTICE COMBINED CONCEPTUAL MASTER PLAN AND PRELIMINARY PLAN REVIEW – O'Brien Residential Compound**, proposed amendment to the Final Approval to allow a two lot subdivision (one additional compound lot), waiver sought to further subdivide a residential compound lot, AP 55-3, Lot 5, located approximately 2,000 feet west of Utility Pole #26 on South Road, Michael D. Obrien, owner/applicant
3. (CA) **RECOMMENDATION TO TOWN COUNCIL**, proposed application for U.S. Route 1 to be designated as a Rhode Island Scenic Roadway for the entire length of the roadway within the Town's corporate boundaries, Town of South Kingstown, applicant

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

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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.