

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, November 10, 2015**, 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) **September 8, 2015 Regular Meeting**
 - (CA) **September 22, 2015 Work Session**
 - (CA) **October 15, 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: November 4, 2015

D. LAND DEVELOPMENT PROJECTS:

- 1. MAJOR LAND DEVELOPMENT PROJECT CONCEPTUAL MASTER PLAN DRAFT DECISION (continued) - Wakefield Alzheimer's Care Facility**, proposed 72-bed, 59,070 square foot assisted living facility, AP 56-3, Lot 124, located at 521 Main Street, 521 Main Street LLC, owner, Post Acute Partners, applicant
- 2. MAJOR LAND DEVELOPMENT PROJECT CONCEPTUAL MASTER PLAN DRAFT DECISION AND RECOMMENDATION TO THE ZONING BOARD OF REVIEW – Dan's**, proposed 191-person capacity restaurant (originally submitted as 210-person capacity), recommendation to the Zoning Board of Review on requested use variance for a portion of a split-zone parcel, AP 32-4, Lot 32, located at 2089 Kingstown Road, Mara/Pinelli Realty, Inc., owner, Daniel Hebert, applicant
- 3. MAJOR LAND DEVELOPMENT PROJECT CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING (continued) – Oak Street Major Land Development Project**, proposed four-lot, eight-unit subdivision including one inclusionary unit with private road creation, dimensional waiver request for inclusionary unit, AP 57-1, Lot 146, located on Wilson Street, Oak Street Investments LLC, owner / applicant
- 4. MINOR LAND DEVELOPMENT PROJECT CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING (continued) – Oak Street Minor Land Development Project**, proposed three-lot, five-unit subdivision, private road creation, AP 57-1, Lots 121 and 122, located on Tarn Street, Oak Street Investments LLC, owner, applicant
- 5. MINOR LAND DEVELOPMENT PROJECT COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING (continued) - Cummiskey Estates**, proposed two-lot subdivision (one existing home), flexible frontage waiver request, AP 23-3, Lot 112, located at 39 Briar Lane, Christopher D. Cummiskey, owner / applicant
- 6. MINOR LAND DEVELOPMENT PROJECT COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING – Cammans Plat**, proposed two-lot subdivision (one existing home), flexible frontage waiver request, AP 41, Lot 47, located at 668 Broad Rock Road, Richard W. George, owner, Jeff Cammans, applicant

E. DEVELOPMENT PLAN REVIEW:

- 1. PROPOSED PRIVATE CELLULAR COMMUNICATIONS TOWER DEVELOPMENT PLAN REVIEW AND RECOMMENDATION TO THE ZONING BOARD OF REVIEW (continued) –** proposed 180 foot monopole and a 12' X 26' equipment shelter, AP 61, Lot 60, located at 1021D Tuckertown Road, Mark and Sarah Hutchins, owners, Celco Partnership, d/b/a Verizon Wireless, applicant

F. SPECIAL ITEMS:

- 1. REQUEST FOR REINSTATEMENT OF FINAL APPROVAL – Castle Farm**, request for reinstatement of Final Plan Approvals (original approval - 2000), 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
- 2. (CA) DRAFT DECISION ON A PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN AND RECOMMENDATION TO THE TOWN COUNCIL ON A COMPANION APPLICATION TO AMEND THE ZONING MAP** - proposed amendment to the Comprehensive Community Plan to amend the Comprehensive Plan Land Use Plan Map 2.3 by changing the map designation of AP 81-3, Lot 49 and a portion of AP 82-4, Lot 79 from "Residential Very Low Density" to "Residential Low Density" and by changing the map designation of the remaining portion of AP 82-4, Lot 79 from "Residential Medium High Density" to "Residential Low Density." There is a proposed companion amendment to the Zoning Map to change the zoning of AP 81-3, Lot 49 and a portion of AP 82-4, Lot 79 from "R80 - Rural Residential Low Density District" to "R40 -Medium Density Residential District" and to change the zoning on the remaining portion of AP 82-4, Lot 79 from "R20 - Medium High Density Residential District" to "R40 – Medium Density Residential District, 200 Gooseberry

Road and 74 Port Avenue, John and Anna Dykstra Irrevocable Trust (AP 81-3, Lot 49) and Joanne Dykstra (AP 82-4, Lot 79), owners/applicants

G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during October 2015

Fetzer, Zimmerman, Mason Administrative Subdivision, AP 42-2, Lots 9 and 10, located off Torrey Road, recorded, October 2, 2015.

Perkins Residential Compound II, Phase II Administrative Subdivision, AP 67, Lots 9 and 58, located off Ministerial Road, recorded October 5, 2015.

MINOR SUBDIVISIONS recorded during October 2015

None were recorded.

MAJOR SUBDIVISIONS recorded during October 2015

None were recorded.

DEVELOPMENT PLANS recorded during October 2015

Kingston Emporium Landscaping Plan, AP 23-2, Lot 24, located at 99 Fortin Road, recorded October 6, 2015.

Kenyon Terrace Existing Landscaping and Proposed Screening Plan, AP 57-4, Lot 199, located at 327 Kenyon Avenue, recorded October 27, 2015.

TRC Approval, October 28, 2015

DEVELOPMENT PLAN – Existing Cellular Communications Antenna Array Upgrade, AP 22-4, Lot 10, located at 239 Liberty Lane, recorded October 28, 2015.

H. CORRESPONDENCE

I. ADJOURNMENT

***CONSENT AGENDA (CA) ITEMS FOR 11/10/15
PLANNING BOARD AGENDA***

C. APPROVAL OF MINUTES:

(CA) **September 8, 2015 Regular Meeting**

(CA) **September 22, 2015 Work Session**

(CA) **October 15, 2015 Regular Meeting**

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated November 6, 2015:

F. SPECIAL ITEM:

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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.