TO THE MEMBERS OF THE PLANNING BOARD:

Maria H. Mack, Chair    John A. Riendeau, Vice Chair    Pamela B. Rubinoff, Secretary
Elise A. Torello        Joseph T. Murphy            F. Steven DiMasi        Peter DiStefano

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
Chelsea Siefert, Director of Planning
Kaels Gray, 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
David Flanders, 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, August 22, 2017, at 7:00 p.m. in the Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield.

AGENDA

A. ROLL CALL

B. CONSENT AGENDA (CA)
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.

C. APPROVAL OF MINUTES:

( CA) May 23, 2017 Work Session
( CA) June 27, 2017 Work Session
( CA) July 11, 2017 Regular Meeting

Posted: August 17, 2017
D. SUBDIVISIONS AND LAND DEVELOPMENT PROJECTS:
   1. PUBLIC HEARING ON REQUESTED MAJOR CHANGE TO RECORDED PLAN, FLEXIBLE DESIGN RESIDENTIAL PROJECT (continued) – Stone Soup Farm, request to amend the Final Plan approval and recorded plan to allow the required low- and moderate-income housing unit to become an accessory apartment unit combined with a market rate single-family home, AP 55-2, Lots 28, 29, and 30, and AP 55-3, Lots 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 located on Stone Soup Farm Way and Heron Way, Jonathan Gilbert and Stone Soup Cottage Works, LLC, applicant
   2. PUBLIC HEARING ON REQUESTED MAJOR CHANGE TO APPROVED PRELIMINARY PLAN, FLEXIBLE DESIGN RESIDENTIAL PROJECT (continued) – The Woods at Stone Soup Farm, request to amend the Preliminary Plan approval to allow the required low- and moderate-income housing unit to be provided as an accessory apartment unit on Lot 7 of The Woods at Stone Soup Farm, rather than as part of a duplex on Lot 1 of Stone Soup Farm, AP 55-2, Lot 1, located to the west of South Road, Jonathan Gilbert, applicant, Sand Dollar, LLC, owner
   3. PRE-APPLICATION CONCEPT PLAN REVIEW (continued) – 84 Old Tower Hill Road, a proposed 25,952 square foot self-storage facility, AP 57-2, Lot 60, located at the rear of 84 Old Tower Hill Road, Fred W. Smith, Inc., owner, Bluedog Capital Partners, LLC, applicant

E. DEVELOPMENT PLAN REVIEW:
   1. DRAFT ADVISORY MOTION OF APPROVAL FOR MARIJUANA CULTIVATION FACILITY – Western Industrial, request to develop a marijuana cultivation facility, AP 22-1, Lot 38, located at Frank Avenue, 5A Builders, applicant; Arnold Holdings, Ltd., owner

F. RECOMMENDATIONS TO THE TOWN COUNCIL
   1. STATUS UPDATE – Research on Matunuck Parking Issues, transmittal of a memorandum outlining Planning Board work to date regarding research and potential solutions for the parking issues in Matunuck

G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:
   ADMINISTRATIVE SUBDIVISIONS recorded during July 2017
   Wells Farm Administrative Subdivision, AP 5, Lot 8 and AP 8, Lot 6, located off Barbers Pond Road, recorded 7/19/17.
   MINOR SUBDIVISIONS recorded during July 2017
   Smith Family Minor Subdivision, AP 43-1, Lot 68, located at 66A Torrey Road, recorded 7/19/17.
   MAJOR SUBDIVISIONS recorded during July 2017
   None were recorded.

H. COMMENTS – BOARD MEMBERS AND DIRECTOR OF PLANNING

I. ADJOURNMENT

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.”

NOTE: Individuals requesting American Sign Language interpreters or CART service must call the Town Clerk’s Office at 401-789-9331 at least seventy-two (72) hours in advance of public meeting.