



**Planning Commission
Regular Meeting Notice & Agenda**

**Wednesday November 14, 2012
7:30 P.M.**

**Coldspring Community Center
30 Beach St.
North Kingstown, RI**

NOTICE: Change of Location

**North Kingstown Town Hall
80 Boston Neck Road
North Kingstown, RI 02852
401-294-3331**

Planning Commission

Chair

Gardner H. Palmer, Jr.

Michael Annarummo
Paul L. Dion
James R. Grundy
Jeffrey S. Michaelson
Harriet Powell

Liaison Department Director

Jonathan Reiner, AICP

Liaison Staff

Nicole LaFontaine, AICP

Clerk

Beth Gagnon Glasberg

AGENDA

1. Update and discussion: Review draft report for the Route 2/102 Stakeholder Group Process. Discussion of recommendations for changes to the Comprehensive Plan Future Land Use map, Water Service Area map, and comprehensive plan text and zoning ordinance map and language changes for the 2/102 intersection.
2. **Public Hearing for Comprehensive Plan amendments:** Amendments to the North Kingstown Comprehensive Plan for M.L. Hawk Realty, LLC, Virginia L. Mancini, VKV Realty, and Joshua Hawkins for **The Preserve at Rolling Greens**, a proposed mixed use development changing the land use designations to MUCVD, amending the Water Service Area map, and adding a text amendment dealing with the utilization of a CVD district (*continued from 10/16/12 and 11/8/12 PC meeting*).
3. **Review and Recommendation to the Town Council:** Amendments to the North Kingstown Zoning Ordinance map for M.L. Hawk Realty, LLC, Virginia L. Mancini, VKV Realty, and Joshua Hawkins for **The Preserve at Rolling Greens**, a proposed mixed use development containing 49,525 square feet of commercial and 106 units (188 bedrooms) of residential, being Assessor's Plat 110 Lots 2-7, 9-11 and Assessor's Plat 126 Lot 5. The proposal is to change these lots currently zoned General Business, Rural Residential, Village Residential, and Neighborhood Residential to the Compact Village Development (CVD) zone (*continued from 10/16/12 and 11/8/12 PC meeting*).
4. **Public Informational Meeting: Master Plan** of M.L. Hawk Realty, LLC, Virginia L. Mancini, VKV Realty, and Joshua Hawkins for **The Preserve at Rolling Greens**, a proposed mixed use development containing 49,525 square feet of commercial and 106 units (188 bedrooms) of residential, being Assessor's Plat 110 Lots 2-7, 9-11 and Assessor's Plat 126 Lot 5 in a General Business, Rural Residential, Village Residential, Neighborhood Residential zone and the groundwater two (GW2) overlay zone proposing to utilize the Compact Village Development (CVD) ordinance (*continued from 10/16/12 and 11/8/12 PC meeting*).
5. Discussion of changes to the Water Service Area map in the Comprehensive Plan which would include reductions of the Water Service Area and designate water service for growth, village and commercial centers.
6. Minutes
7. Adjournment

Documentation (if any) for items listed on this Agenda is available for public inspection, a minimum of 24 hours prior to the Board meeting, at any time during regular business hours at the Department of Planning, 55 Brown Street, North Kingstown, RI 02852. The Town of North Kingstown will provide interpreters for the hearing impaired given three days notice in advance. 294-3331, Ext 120. Pursuant to RIGL 42-46-6(c) notice of this meeting has been posted on the Secretary of State's website.