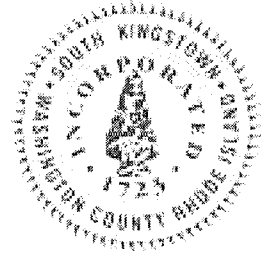


**TOWN OF SOUTH KINGSTOWN  
PLANNING BOARD  
PROJECT REVIEW APPLICATION FORM**

*This Application Form is to be submitted with each stage of review.*



**APPLICANT INFORMATION**

Applicant Name: TOWER HILL LANDINGS ANNEX LLC  
Name of Primary Contact (if applicant is an organization): CHRISTOPHER C BICHO  
Applicant Address: 543 THAMES STREET, NEWPORT, RI 02840  
Applicant Phone: 401-845-2200 Applicant Email: chicho@landingsgroup.com

**OWNER INFORMATION**

Owner Name(s): TOWER HILL LANDINGS ANNEX LLC  
Owner Contact Information: 543 THAMES STREET, NEWPORT RI 02840 (401)845-2200

**PROJECT INFORMATION**

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: 32-4 / 32  
Physical Address or Location of Parcel(s): 2095 KINGSTOWN ROAD, SOUTH KINGSTOWN, RI 02879  
Zoning District(s) of Parcel(s): CN & R-10 Total Size of Development Parcel: 1.23 ACRES  
Date of Initial Meeting with Planning Department Staff (before first stage of review): 11/04/2019

**TYPE OF PROJECT** (select all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Development Plan Review                                 | <input type="checkbox"/> Minor Land Development Project             |
| <input type="checkbox"/> Administrative Subdivision                              | <input checked="" type="checkbox"/> Major Land Development Project  |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project   |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension    | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision                                       | <input type="checkbox"/> Residential Compound                       |
|  | <input type="checkbox"/> Comprehensive Permit                       |

**CURRENT STAGE OF REVIEW** (if applicable)

- |   |   |
|---|---|
| <input type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan         | <input type="checkbox"/> Change to an Approved Plan                   |
| <input checked="" type="checkbox"/> Preliminary Plan    | <input type="checkbox"/> Reinstatement or Extension to Approved Plan  |
| <input type="checkbox"/> Final Plan                     | <input type="checkbox"/> Request to Combine Review Stages             |
| <input type="checkbox"/> Recording                      | <input type="checkbox"/> Other  |

**WAIVERS AND MODIFICATIONS**

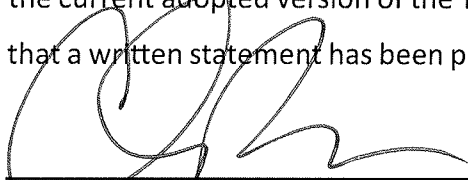
Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations?  yes\*       no

*\*If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

**CERTIFICATION OF COMPLETE APPLICATION**

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$ 420.00.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.

  
\_\_\_\_\_  
Applicant Signature

08/28/2020  
\_\_\_\_\_  
Date

CHRISTOPHER C BICHO  
\_\_\_\_\_  
Printed Name

August 28, 2020

Mr. Jason Parker, Principal Planner  
South Kingstown Planning Department  
180 High Street  
Wakefield, RI 02879

Subject: Waiver request summary for 2095 Kingstown Road, South Kingstown

Mr. Parker

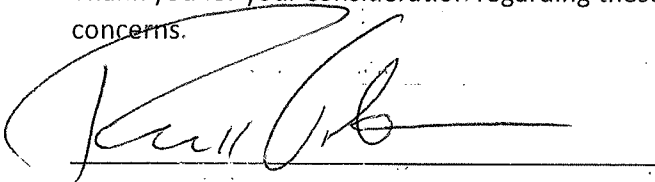
As part of our submittal package for Preliminary Plan approval, below please find the waivers we are requesting for 2095 Kingstown Road multi-family project.

SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REQUIRED WAIVERS

- G.3: No less than 10 feet perimeter landscaping shall be provided when parking area contains five (5) or more spaces. (0 feet provided)
- H.7: Multi-household development projects when located along any public street, shall provide a setback of 100 feet along said street. (25 feet provided)
- H.9: Distance between building on same lot along the same plane shall be 25 feet if abutting ends contain no windows. If walls contain windows, the separation shall be 50 feet. (10 feet provided)

In addition, on August 19, 2020 the South Kingstown Zoning Board of Review approved our request for a Special Use Permit, Section 504.14 for relief regarding the household occupancy of no more than three (3) unrelated persons for the nine (9) four-bedroom units. The vote was 5-0 in favor.

Thank you for your consideration regarding these waiver requests and contact me with any questions or concerns.



Russ Johnson, Project Manager  
Landings Construction Management

# PROJECT TEAM FORM

Submittal Date: 2/21/2020

*NO CHANGE*  
5/1/2020  
8/28/2020

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

**ATTORNEY** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: KENYON LAW ASSOCIATES, LLP

Name of Primary Contact (if attorney is an organization): JOHN KENYON

Address: 133 OLD TOWER HILL RD, WAKEFIELD, RI 02879

Phone: 401-789-0217 Email: jfk@kenyonlawyers.com

**ENGINEER** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: CROSSMAN ENGINEERING

Name of Primary Contact (if engineer is an organization): STEVE CABRAL

Address: 151 CENTERVILLE RD, WARWICK, RI 02886

Phone: 401-738-5660 Email: steven.cabral@crossmaneng.com

**SURVEYOR** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: CROSSMAN ENGINEERING

Name of Primary Contact (if surveyor is an organization): STEVE CABRAL

Address: 151 CENTERVILLE RD, WARWICK, RI 02886

Phone: 401-738-5660 Email: steven.cabral@crossmaneng.com

**LANDSCAPE ARCHITECT** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: CROSSMAN ENGINEERING

Name of Primary Contact (if landscape architect is an organization): STEVE CABRAL

Address: 151 CENTERVILLE RD, WARWICK, RI 02886

Phone: 401-738-5660 Email: steven.cabral@crossmaneng.com

**ARCHITECT** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: CORDTSEN DESIGN

Name of Primary Contact (if architect is an organization): JAY GROVER

Address: 42 WEST MAIN RD, MIDDLETOWN, RI 02842

Phone: 401-619-4689 Email: jgrover@cordtsendesign.com

**OTHER** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: \_\_\_\_\_

Role on Project: \_\_\_\_\_

Name of Primary Contact (if entity is an organization): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**OWNER AUTHORIZATION FORM**

Submittal Date: February 22, 2020 <sup>NO CHANGE</sup> 5/1/2021  
8/28/2021

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, DCH.I Realty Holding South, LLC hereby certify that I am an/the owner of property designated as Plat 32-4, Lot 32, as shown on the Town of South Kingstown Tax Assessor Maps.

I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by Tower Hill Landings Annex, LLC (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this 10 day of Feb, 2020

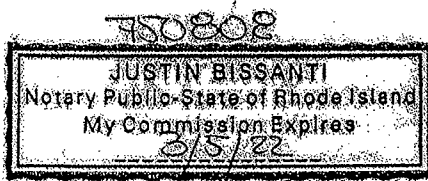
BY: [Signature]  
Signature of Owner

STATE OF RHODE ISLAND

County of Kent

In West Greenwich on the 10<sup>th</sup> day of Feb, before me personally appeared Dan Hebert (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as \_\_\_\_\_ (individual, corporation, trustee, partnership, non-profit, etc.).

[Signature]  
Notary Public  
My Commission Expires: 3/5/22



Copy

# KINGSTON WATER DISTRICT

---

Mail to: P.O. Box 216, West Kingston, RI 02892  
Office at: 14 Frank Ave., West Kingston, RI 02892

Tel. 401-783-5494  
Fax 401-789-7004

May 29, 2020


Steven M. Cabral  
Crossman Engineering  
151 Centerville Road  
Warwick, RI 02886

Re: 2089 Kingstown Road

Dear Mr. Cabral:

Kingston Water District currently has a water connection at 2089 Kingstown Road and would be willing to reactivate the water service for use by the proposed development.

Sincerely,

  
Henry Meyer  
Manager

CF: M. Dowdell, Suez Water

*Kingston Water District: To Serve, Preserve & Conserve*  
"This institution is an equal opportunity provider, and employer."



**UNION FIRE DISTRICT OF SOUTH KINGSTOWN**  
131 ASA POND ROAD  
SOUTH KINGSTOWN, RI 02879



TEL (401) 789-8354

FAX (401) 789-8750

August 31, 2020

Mr. Jason Parker, Interim Planning Director  
Town of South Kingstown  
180 High Street  
Wakefield, RI 02879

Re: 2095 Kingstown Rd

Dear Mr. Parker;

The Union Fire District Fire Marshal's Office has no objections to the planned building at the above address. Fire Code compliance for the building will be reviewed at the time of plans submittal at the office of the Building Official.

If you need anything further, please don't hesitate to contact us.

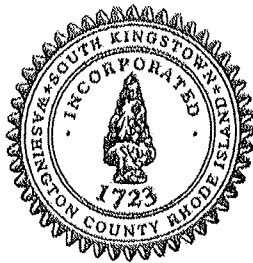
Regards,

A handwritten signature in black ink that reads "Chris Hiener".

Chris Hiener, Fire Marshal  
Union Fire District  
131 Asa Pond Rd  
Wakefield, RI 02879  
Phone (401)789-8354  
Cell (401)255-5921  
Fax (401)789-8750  
chiener@unionfiredistrict.com  
[www.unionfiredistrict.com](http://www.unionfiredistrict.com)

**“Safety Always”**

Copy .



# Town of South Kingstown, RI

509 Commodore Perry Highway  
Wakefield, RI 02879  
Tel. 401-789-9331  
Fax. 401-782-8068

PUBLIC SERVICES DEPARTMENT

## SEWER SERVICE ENGINEERING REVIEW REQUEST


Review Requested By: DCHI Realty Holdings South LLC      Phone # Chris Cabral - 225-0211  
Email

Property Address: 2095 Kingstown Road

Plat: 32-4      32      Road Status:  Town    Private    State

- SEWER SERVICE IS AVAILABLE AT THIS TIME\* (See Note)
- SEWER SERVICE IS AVAILABLE AT THIS TIME, BUT REQUIRES LATERAL INSTALLATION AT PROPERTY OWNER'S EXPENSE
- SEWER SERVICE IS NOT AVAILABLE AT THIS TIME
- SEWER MAIN EXTENSION REQUIRED
- GREASE TRAP REQUIRED; CONTACT KRYSTAL FURLONG, PRETREATMENT COORDINATOR, AT 788-9771 FOR MORE INFORMATION.

OTHER: SUBJECT TO PAYMENT OF ALL WASTEWATER FEES INCLUDING A WASTEWATER SYSTEM ASSESSMENT Charge (w/sic).  
JPL 5-27-2020

  
\_\_\_\_\_  
JON R. SCHOCK, Public Services Director  
KATHY PEREZ, Wastewater Superintendent

MAY 27, 2020  
\_\_\_\_\_  
DATE

\*NOTE: The Town makes no warranty either written or implied as to the accuracy of lateral installation. Confirmation of lateral is only warranted upon test-pit verification at property owner's expense.



**Abutters within 200 ft. of AP 32-4, Lot 32, located at 2095 Kingstown Rd.  
May, 2020**

MAP	BLOC K	LOCATION	OWN_NAME	CO_OWN_NAME	ADDRESS	CSZ	ADDRESS_2		
32-1	12	2133 KINGSTOWN ROAD	UNIVERSITY OF RHODE ISLAND	URI	BOARD OF GOVERNORS	301 PROMENADE ST	PROVIDENCE	RI	02908- 5088
32-1	12	2133 KINGSTOWN ROAD	UNIVERSITY OF RHODE ISLAND	URI	BOARD OF GOVERNORS	301 PROMENADE ST	PROVIDENCE	RI	02908- 5088
32-1	12	2133 KINGSTOWN ROAD	UNIVERSITY OF RHODE ISLAND	URI	BOARD OF GOVERNORS	301 PROMENADE ST	PROVIDENCE	RI	02908- 5088
32-1	12	2133 KINGSTOWN ROAD	UNIVERSITY OF RHODE ISLAND	URI	BOARD OF GOVERNORS	301 PROMENADE ST	PROVIDENCE	RI	02908- 5088
32-1	12	2133 KINGSTOWN ROAD	UNIVERSITY OF RHODE ISLAND	URI	BOARD OF GOVERNORS	301 PROMENADE ST	PROVIDENCE	RI	02908- 5088
32-1	12	2133 KINGSTOWN ROAD	UNIVERSITY OF RHODE ISLAND	URI	BOARD OF GOVERNORS	301 PROMENADE ST	PROVIDENCE	RI	02908- 5088
32-4	28	10 ROLENS DRIVE	TOWER HILL LANDINGS LLC	null	543 THAMES ST	NEWPORT	RI	02840	null
32-4	28	10 ROLENS DRIVE	TOWER HILL LANDINGS LLC	null	543 THAMES ST	NEWPORT	RI	02840	null
32-4	28	10 ROLENS DRIVE	TOWER HILL LANDINGS LLC	null	543 THAMES ST	NEWPORT	RI	02840	null
32-4	28	10 ROLENS DRIVE	TOWER HILL LANDINGS LLC	null	543 THAMES ST	NEWPORT	RI	02840	null
32-4	33	2115 KINGSTOWN ROAD	HARTUNG	KAREN S ETAL	null	PO BOX 166	WAKEFIELD	RI	02880
32-4	66	5 WESTWIND ROAD	NARKEVICIO US	SCOTT & SANDRA	null	5 WESTWIND RD	WAKEFIELD	RI	02879

**Abutters within 200 ft. of AP 32-4, Lot 32, located at 2095 Kingstown Rd.  
May, 2020**

32-4	65	25 WESTWIND ROAD	BABBITT	KATHLEEN C &	JOHN F III	25 WESTWIND RD	WAKEFIELD	RI	02879
32-4	32	2095 KINGSTOWN ROAD	DCH 1 REALTY HOLDINGS	SOUTH LLC	880 VICTORY HIGHWAY	WEST GREENWICH	RI	02817	null
32-4	32	2095 KINGSTOWN ROAD	DCH 1 REALTY HOLDINGS	SOUTH LLC	880 VICTORY HIGHWAY	WEST GREENWICH	RI	02817	null
32-4	32	2095 KINGSTOWN ROAD	DCH 1 REALTY HOLDINGS	SOUTH LLC	880 VICTORY HIGHWAY	WEST GREENWICH	RI	02817	null
32-4	35	10 WESTWIND ROAD	MUNROE KEITH H &	SUSAN N S	13311 HUERTA ST	VENICE	FL	34293	null
32-4	36	20 WESTWIND ROAD	CROCKER ROBERT J & KIM B (LL) &	CROCKER ROBERT J & KIM B 2018 REV TRST	20 WESTWIND ROAD	WAKEFIELD	RI	02879	null
32-4	37	KINGSTOWN ROAD	WESTWIND VILLAGE HOMEOWNERS	ASSOC INC	26 WESTWIND RD	WAKEFIELD	RI	02879	null