

The Planning Board requested that the applicant provide a full revised landscape plan, revised renderings of the view from US Route 1, and consider adjustments to the requested parking areas to the south of the hotel building site prior to the next meeting.

Mr. DiMasi moved, Ms. Rubinoff seconded; motion carried: **Motion:** "The South Kingstown Planning Board hereby continues the public hearing on the requested Major Change to the Final Plan Approval for South County Commons District 5 to its February 27, 2018 regular meeting."

VOTE: Mack -- aye Murphy -- aye Rubinoff -- aye DiStefano -- aye
DiMasi -- aye Torello -- aye

2. PUBLIC INFORMATIONAL MEETING ON CONCEPTUAL MASTER PLAN, MAJOR LAND DEVELOPMENT PROJECT (Continued) – Hillside Commons, proposed multi-household land development project consisting of nineteen (19) detached residential units, with associated parking and infrastructure improvements, AP 57-2, Lot 59, located at 76 Kelley Way, Scot Hallberg, owner/applicant

Scot Hallberg, applicant, John Kenyon, attorney for the applicant, and Eric Prive, DiPrete Engineering were present representing the application.

Mr. Kenyon summarized the proposed development before the Planning Board. The applicant noted that the plan was initially proposed under Section 605.D.4 "Multi-Family Land Development Project" of the Special Management District regulations within the Zoning Ordinance. However, upon review of the development proposal by Ms. Siefert, it was determined that the proposed development would not classify as a "Multi-Family Land Development Project" as described in the Zoning Ordinance. The applicant has reconfigured the proposed development to meet the requirements of this section of the Ordinance. The revised site plan has been modified to include four (4) triplex units, two (2) duplex units, and one (1) free standing dwelling unit. The applicant has also relocated the sidewalk along the access drive, and has continued to design the units around the existing copper beech trees on the site.

The applicant and Planning Board discussed the proposed changes to the unit configuration as proposed. The applicant stated they would prefer to develop the units as single family dwelling units as that configuration would provide better opportunities for roof runoff recharge. The applicant stated that the proposed design would likely result in roof runoff being directed to the parking areas and combined with the parking and road stormwater runoff system. The applicant additionally stated the triplex units would also be less conducive to the possible use of accessory solar energy systems on the roofs of the units.

The Planning Board and applicant discussed the changes to the proposed parking surrounding the center island open space. The applicant has split the parking to be located on both sides of the island instead of one as previously depicted. The applicant discussed the responses received during the agency comment solicitation for the proposed development, including the continuation of sidewalks as expressed by the Rhode Island Department of Transportation and the South Kingstown Police Department. The applicant stated that the application will be presented to the Town's Transportation and Traffic Review Committee to discuss the impact of the project on Kelley Way.

The Planning Board, applicant and staff discussed the possibility of the Board to grant an incentive for the configuration of units associated with the provision of more than fifteen percent (15 %) open space. Ms. Siefert and Ms. Goins noted they will

review the regulations to determine if such a request could be considered by the Planning Board as an incentive based on the provision of additional open space.

Ms. Mack invited members of the public present to provide comment on the proposed development.

Resident Thomas Evans expressed concerns regarding the impact of the proposed development's stormwater runoff on the property of Mr. Evan which abuts the parcel to the west. The applicant noted that the proposed development will be required to receive a RIDEM RIPDES permit at a future review stage. Additionally, the development proposes public water and sewer which should not create impacts upon the neighboring property owners existing onsite wastewater treatment system. The applicant stated the development will be required to show a reduction in the net runoff on the site. Resident Susan Marcus expressed concerns regarding the amount of roof areas in the current design. The applicant stated there is the same basic amount of roof area.

The Planning Board noted that the drip lines of the trees should be marked out during all construction on the site, and a good landscaping plan will be expected during the preliminary plan stage of review.

Mr. DiMasi moved, Ms. Rubinoff seconded; motion carried: **Motion:** "The South Kingstown Planning Board hereby continues the Public Informational Meeting on the Conceptual Master Plan, Major Land Development Project - Hillside Commons to its February 27, 2018 regular meeting."

VOTE:	Mack – aye	Murphy – aye	Rubinoff – aye	DiStefano – aye
	DiMasi – aye	Torello – aye		

3. PUBLIC INFORMATIONAL MEETING ON CONCEPTUAL MASTER PLAN, MAJOR LAND DEVELOPMENT PROJECT – Marina & Shellfish Hatchery Operations, request to develop a two-story, 3,600 square foot shellfish hatchery on the same parcel as an existing marina, AP 87-2, Lot 4, located at 650 Succotash Road, MTK ESM, LLC, owner/applicant

Elizabeth Noonan, attorney, Perry Raso, applicant, and Rick St. Jean, engineer were present representing the application.

Ms. Noonan summarized the proposed development of a shellfish hatchery building on the parcel which contains an existing marina and associated parking. The applicant was before the Planning Board for Pre-Application review on December 28, 2017. The hatchery is a permitted use in the Commercial Waterfront Zoning District. As such the applicant intends to begin the operation in an existing building on the property once the applicable permits are received for operation. A two-story building with an 1,800 square foot footprint is proposed for permanent use as the hatchery once permitting is received.

The applicant stated that the proposed use is considered a water dependent use in regards to State Building Code and Coastal Resources Management Council (CRMC) regulations. The proposed building will be located approximately ten (10) to twelve (12) feet from the manmade coastal features on the property. The applicant stated that the design of the building and construction methods which will be utilized are based on the buildings location in the flood plain. Accordingly, the structure will be an ICF structure constructed of re-enforced concrete able to withstand the potential forces of wave inundation. The Planning Board asked if breakaway walls will be utilized for the structure located below the base flood elevation on the property. The applicant stated they will not be utilized.

The Planning Board asked the applicant if the pumps and/or other associated equipment will create noise on the property which may affect neighboring property owners. The applicant stated that the building will provide sufficient insulation of the sound of any equipment associated with the use.