

TO THE MEMBERS OF THE PLANNING BOARD:

Maria H. Mack, Chair
Fred B. Morrison
Peter DelGiudice
Leslie Castrovillari

Robert B. Clendenen, Secretary
John A. Riendeau, Vice Chair
Ken Kenerson

ALSO: The Honorable Town Council

Stephen A. Alfred, Town Manager – ex officio member
Kristen Stringfellow, Superintendent of Schools – ex officio member
Nancy E. Letendre, Legal Counsel
L. Vincent Murray, Director of Planning
Raymond T. Nickerson, Principal Planner
Dennis Vinhateiro, Principal Planner
Jeffrey O’Hara, Building Official
Dale Holberton, Town Clerk
Jon Schock, Director of Public Services
William Boardman, Town Engineer
Alan R. Lord, Director of Finance
Dorian Boardman, Conservation Commission Chair

A meeting of the South Kingstown Planning Board will be held on Tuesday, February 9, 2010 at 7:00 p.m. **in the Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield, RI.**

A G E N D A

- A. ROLL CALL**
- B. CONSENT AGENDA (CA)**
- C. APPROVAL OF MINUTES:**

(CA) January 12, 2010 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: February 4, 2010

D. PRE-APPLICATION REVIEWS:

1. **MINOR LAND DEVELOPMENT PROJECT - Otter Acres Compound, Phase 3**, a proposed two-lot subdivision (by definition an Administrative Subdivision proposing the creation of a non-buildable conservation parcel) with a flexible frontage waiver request, AP 61, Lot 60, located on the north side of Tuckertown Road at Otter Acres Way, Stewart Nursery Co., Inc. owner/applicant.
2. **COMPREHENSIVE PERMIT - Larchwood Inn**, a proposed Multi-Household Land Development Project consisting of multiple attached and detached structures containing eighty (80) residential units with 25% affordable units, AP 56-3, Lot 124, located at 521 Main Street, 521 Main Street, LLC owner/applicant.

E. SPECIAL ITEMS:

1. **(CA) MAJOR LAND DEVELOPMENT PROJECT DRAFT DECISION - Whittier Estates**, a proposed ten-lot subdivision comprised of nine new lots (proposed as duplex buildings = 18 units including three inclusionary units) and the existing single-family home, flexible frontage waiver request, AP 56-4, Lots 38 and 40, located at 52 Willard Avenue, Linda M. Sisson, owner, Robert Leonard and Mark Lubic, applicants.
2. **(CA) PRELIMINARY PLAN REVIEW AND DRAFT APPROVAL - Willard Avenue Minor Subdivision**, a proposed two-lot subdivision (one existing house) with existing street frontage, AP 56-4, lot 34, located at 8 Willard Avenue, North End Realty, LLC owner/applicant.
3. **(CA) ORDER OF NOTICE SCHEDULING A PUBLIC HEARING - Otter Acres Compound, Phase 3**, a proposed two-lot subdivision (by definition an Administrative Subdivision proposing the creation of a non-buildable conservation parcel) with a flexible frontage waiver request, AP 61, Lot 60, located on the north side of Tuckertown Road at Otter Acres Way, Stewart Nursery Co., Inc. owner/applicant.

F. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during January 2010

None were recorded.

MINOR SUBDIVISIONS recorded during January 2010

None were recorded.

MAJOR SUBDIVISIONS recorded during January 2010

None were recorded.

TRC APPROVAL, December 23, 2009

COMMUNICATIONS ANTENNA ARRAY – a proposed co-location of three panel antennas on an existing non-residential structure (electrical transmission pole) and installation of accessory telecommunications support equipment on a new concrete pad within the existing fenced compound, AP 29, Lot 4, located at 360 Great Neck Road, Narragansett Electric Co., owner, T-Mobile Northeast, LLC, applicant.

G. CORRESPONDENCE

H. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER

I. ADJOURNMENT

**CONSENT AGENDA (CA) ITEMS FOR 2/9//10
PLANNING BOARD AGENDA**

C. APPROVAL OF MINUTES:

(CA) January 12, 2010 Regular Meeting

Motions for the following (CA) agenda items appear in the Principal Planner's comments dated February 5, 2010:

E. SPECIAL ITEMS:

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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.**