

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, March 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 26, 2010 Work Session**
- (CA) February 9, 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: March 4, 2010

D. PUBLIC HEARINGS:

- 1. COMBINED MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING - Otter Acres Compound, Phase 3**, a proposed amendment to the Final Approval to allow a two-lot subdivision (proposed creation of a non-buildable conservation parcel), waivers requested to further subdivide a residential compound lot and for the use of the flexible frontage provisions of the Zoning Ordinance, AP 61, Lot 60, located on the north side of Tuckertown Road 500 feet easterly of Otter Acres Way, Stewart Nursery Co., Inc., owner/applicant.

- 2. DEVELOPMENT PLAN REVIEW PUBLIC HEARING - Willow Dell Beach Club**, a proposed relocation of existing cabana buildings, deck and canopy, new gravel parking field, landscape waivers requested and recommendation for a Special Use Permit, AP 92-1, Lot 36, located at 156 Card's Pond Road, Willow Dell Beach Club, owner/applicant.

E. SPECIAL ITEMS:

- 1. RECOMMENDATION TO THE TOWN COUNCIL** – a proposed Zoning Map Amendment from Commercial Neighborhood, limited to: Use Code 42 - Office, Personal and Limited Business Service, 10,001 - 50,000 square feet GLFA/use; Use Code 20 - Educational Institution, Primary through Secondary with conditions; Use Code 23 - Religious Services and Use Code 26.2 - Day Care Center, more than 10 people to Commercial Neighborhood limited to: Use Codes 42, 20 (as conditioned), 23, 26.2 and 27 - Service Organization, AP 49-1, Lot 83-3, located at 27 North Road - Building C, Lily Pads Property, Inc., owner, The Education Exchange, applicant.
- 2. COMMUNITY DEVELOPMENT BLOCK GRANT – Comprehensive Community Plan Compliance** – review and action on the Town's Program Year 2010 \$400,000.00 Small Cities Community Development Block Grant application.
- 3. (CA) MAJOR LAND DEVELOPMENT PROJECT DRAFT DECISION (continued) - 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.
- 4. (CA) RECOMMENDATION TO THE TOWN COUNCIL** - proposed amendments to the Zoning Ordinance establishing a regulatory framework pertaining to the siting of retail firearm sales facilities.

F. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during February 2010

None were recorded.

MINOR SUBDIVISIONS recorded during February 2010

None were recorded.

MAJOR SUBDIVISIONS recorded during February 2010

None were recorded.

TRC APPROVAL, February 24, 2010

COMMUNICATIONS ANTENNA ARRAY – a proposed co-location of six panel antennas on an existing water tower and installation of accessory telecommunications support equipment on a new concrete pad within the existing fenced compound, AP 81-2, Lot 5, located at 108 Victoria Lane, the Town of South Kingstown, owner, MetroPCS Massachusetts LLC, applicant.

COMMUNICATIONS ANTENNA ARRAY – a proposed co-location of six panel antennas on an existing water tower and installation of accessory telecommunications support equipment on a new concrete pad within the existing fenced compound, AP 78-4, Lot 4, located at 18 Mautucket Road, the Town of South Kingstown, owner, MetroPCS Massachusetts LLC, applicant.

G. CORRESPONDENCE

H. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER

I. ADJOURNMENT

***CONSENT AGENDA (CA) ITEMS FOR 3/9//10
PLANNING BOARD AGENDA***

C. APPROVAL OF MINUTES:

- (CA) **January 26, 2010 Work Session**
- (CA) **February 9, 2010 Regular Meeting**

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

E. SPECIAL ITEMS:

- 3. (CA) MAJOR LAND DEVELOPMENT PROJECT 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.
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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.**