

TO THE MEMBERS OF THE PLANNING BOARD:

Maria H. Mack, Chair
Fred B. Morrison
Ken Kenerson

Robert B. Clendenen, Secretary
John A. Riendeau, Vice Chair
Leslie Castrovillari

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 regular meeting of the South Kingstown Planning Board will be held on September 14, 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) **June 22, 2010 Work Session**
- (CA) **July 27, 2010 Work Session**
- (CA) **August 10, 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: September 7, 2010

D. DRAFT DECISIONS:

- 1. DEVELOPMENT PLAN REVIEW DRAFT DECISION - Willow Dell Beach Club** - proposed relocation of existing cabana building, deck and canopy, new gravel parking field, landscape waivers requested, recommendation for Special Use Permit, AP 92-1, Lot 36, 156 Card's Pond Road, Willow Dell Beach Club, owner/applicant.
- 2. REQUEST FOR REINSTATEMENT OF PRELIMINARY PLAN APPROVAL DRAFT DECISION - Compass School Minor Subdivision**, a proposed two-lot subdivision (existing school and single-family home) requiring Zoning Board approval of a Special Use Permit for the school on newly proposed lot, AP 16-4, Lot 16, located at 537 Old North Road, Jemima Realty, owner/applicant.

E. PUBLIC INFORMATIONAL MEETING:

- 1. COMPREHENSIVE PERMIT CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING - Old North Village**, a proposed four-unit Minor Land Development Project, 100% affordable, approximately 350 feet of proposed private road with hammerhead turnaround, AP 23-3, Lot 117, located on the westerly side of Old North Road 210 feet north of Briar Lane, University of Rhode Island Board of Governors, owner, South County Habitat for Humanity, applicant.

F. SPECIAL ITEMS:

- 1. (CA) PRELIMINARY PLAN REVIEW AND DRAFT APPROVAL – Costanza Minor Subdivision**, a proposed two-lot subdivision (one existing home), existing street frontage, AP 49-1, Lot 61, 6 Dendron Road, V. Edward Costanza Trust, owner/applicant.
- 2. (CA) ORDER OF NOTICE SCHEDULING A DEVELOPMENT PLAN REVIEW PUBLIC HEARING – Private Cellular Communications Tower**, a proposed 150 foot private cellular communications tower, landscape waiver request, AP 41-1, Lot 18, 96 Rose Hill Road, SBA Network Services, Inc. and Metro PCS, applicant, Ed Timpson and Sons Inc., owner.
- 3. (CA) GROWTH MANAGEMENT PROGRAM ASSESSMENT AND REPORT TO THE TOWN COUNCIL** – Draft motion forwarding the Planning Board's "middle year" review and assessment of the South Kingstown Growth Management Program to the Town Council.
- 4. RECOMMENDATION TO THE TOWN COUNCIL** – proposed Zoning Ordinance amendments, Article 5, Section 504.1, Special Use Permits, Location of OWTS.

G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during August 2010

None were recorded.

MINOR SUBDIVISIONS recorded during August 2010

Taylor, Taylor and Keenan Replat, AP 42-2, Lots 18, 19 and 20, located at 4144A, 4144B and 4144C Tower Hill Road, recorded 8/4/10.

MAJOR SUBDIVISIONS recorded during August 2010

None were recorded.

H. CORRESPONDENCE

I. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER

J. ADJOURNMENT

**CONSENT AGENDA (CA) ITEMS FOR 9/14/10
PLANNING BOARD AGENDA**

C. APPROVAL OF MINUTES:

- (CA) **June 22, 2010 Work Session**
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Motions for the following (CA) agenda items appear in the Principal Planner's comments dated September 10, 2010:

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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.**