



**SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO**

Union Fire District – Station 6

Development Plan Review

April 26, 2022

Project Type:	Development Plan Review		
Review Stage:	N/A		
Address:	4124 Tower Hill Road (Route 1)		
Plat:	42-2	Lot:	17
Parcel Size:	2.99 acres	Zoning District:	GI
Applicant:	Town of South Kingstown Communications Department c/o Lance Whaley 509 Commodore Perry Highway Wakefield, RI 02879	Owner:	Union Fire District c/o Chief Steven M. Pinch 131 Asa Pond Road Wakefield, RI 02879
Current Plan Set:	<i>'Site Plan' – Communications Tower, Union Fire District, Station 6, A.P. 42-2, Lot 17 (Zone GI), 4124 Tower Hill Road (Route 1), South Kingstown, RI, dated March 18, 2022.</i>		

Property Characteristics

The subject property is used by the Union Fire Department as their Station 6 Fire Station. The existing Fire Station structure is located towards the front (Route 1) of the parcel with a paved parking area surrounding the building. The remainder of the Site to the rear (east) is largely un-utilized and consists of natural upland vegetation.

Project Description

The applicant is proposing to construct an 80' 3-post lattice tower with internally housed equipment at the subject property as part of an effort to increase communication capabilities with Fire Departments (Union Fire District and Kingston Fire District), Police, EMS, Highway, Schools and mutual aid partners (including Hope Valley, Richmond and Charlestown). This location was chosen because it would provide critical coverage from Middlebridge to Broad Rock School while effectively communicating with the other three proposed towers in other locations throughout Town.

The location of the tower is somewhat central to the site providing adequate distance from abutters and to an existing on-site wetland (less than 3 acres). The Tower will be placed close enough to the Fire Station to avoid necessary long range booster equipment while maintaining more than 240' distance from the Route 1 property line. It is estimated that the tower will extend approximately 10-20' above the tree canopy however it will have limited visibility due to its construction type and size, as well as existing vegetation that will remain on the property surrounding the tower.

This tower is not designed, and will not be used, for cellular purposes now or in the future. The proposed use is permitted-by-right in the Government & Institutional Zoning District in which it resides.

Decision Deadline

Pursuant to the Zoning Ordinance and Subdivision and Land Development Regulations, there is no deadline for Planning Board decisions on Development Plan Review applications.

Regulatory Considerations

Zoning Ordinance – Article 5, Sec. 508: Cellular communications facilities

Despite the fact that this tower is not a cellular communication facility, the Zoning Official is applying the following standard outlined in Section 508.5.B (General Requirements) to this application:

“A cellular communications tower shall be set back from all property lines a minimum of one (1) foot for each one (1) foot of tower height.”

The proposed 80' tower complies with this requirement and is located 81' from the tower's pad to the northern property boundary and 80' from the tower's pad to the southern property boundary.

Review to Date

April 13, 2022 - TRC Review of the Development Plan

Upon review and discussion with the applicant the TRC made a favorable recommendation of the application with no conditions or further development suggestions.

Required Findings

As a reminder, in accordance with Article IV.F(3) of the Subdivision & Land Development Regulations, prior to granting Development Plan Review approval the Planning Board shall find that:

- a) The granting of approval will not result in conditions inimical to the public health, safety, and welfare;
- b) The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;
- c) The plans for such project comply with all the requirements of the Zoning Ordinance and the Subdivision & Land Development Regulations;
- d) The plans for such project are consistent with the Comprehensive Plan; and,
- e) Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval.

Draft Motion

“The South Kingstown Planning Board hereby grants advisory Development Plan approval to the Town of South Kingstown Communications Department for the proposed construction of an 80' communication tower on Assessor's Plat 42-2, Lot 17, located at 4124 Tower Hill Road, Town of South Kingstown Communications Department, *applicant*, Union Fire District, *owner*. This Development Plan approval is based upon plans entitled '*Site Plan*' – *Communications Tower*, Union Fire District, Station 6, A.P. 42-2, Lot 17 (Zone GI), 4124 Tower Hill Road (Route 1), South Kingstown, RI, dated March 18, 2022.

This approval is based upon the following Findings of Fact and Conditions of Approval:

Findings of Fact

1. The granting of approval will not result in conditions inimical to the public health, safety, and welfare.

2. With the required Conditions of Approval, the granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district.
3. With the required Conditions of Approval, the plans for the project comply with all the requirements of the Zoning Ordinance and the Subdivision and Land Development Regulations.
4. The plans for the project are consistent with the Comprehensive Community Plan.
5. Any conditions or restrictions that are necessary to ensure that these findings have been met have been incorporated into this approval.

Conditions of Approval

1. Development of the site shall be in strict conformance with the approved site plan.
2. The applicant shall obtain all required local and State permits prior to commencing construction and/or installation of site improvements.
3. **And any other conditions deemed necessary by the Planning Board in consideration of this application...”**