



## Town of South Kingstown

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# PLANNING BOARD REGULAR SESSION - MEETING AGENDA

**Tuesday, September 27, 2022 at 7:00 p.m.**  
Town Council Chambers, South Kingstown Town Hall  
180 High Street, Wakefield, RI 02879

**PLEASE BE ADVISED THIS MEETING WILL BE HELD LIVE AND IN-PERSON AT THE ABOVE LOCATION. MEMBERS OF THE PUBLIC ARE ALSO WELCOME AND ENCOURAGED TO ATTEND IN-PERSON. MEMBERS OF THE PUBLIC WHO WISH TO PARTICIPATE IN THE MEETING MUST EITHER APPEAR IN-PERSON OR SUBMIT WRITTEN COMMENTS IN ADVANCE OF THE MEETING.**

**STANDARD TOWN HALL COVID PROTOCOLS APPLY TO ALL MEETING ATTENDEES.**

### Planning Board Appointed Members

Mack Maria H., Chair  
Susan Axelrod

Joseph T. Murphy, Vice Chair  
Paul Jordan  
Robyn Pothier

Peter DiStefano  
Elizabeth Karp

### Ex Officio Members

James Manni, Town Manager  
Mark Prince, Superintendent of Schools

James D. Rabbitt, Director of Planning  
Rich Bourbonnais, Director of Public Services

*Please be advised that the Planning Board intends to discuss and/or act upon each and every item appearing on this agenda.*

#### A. CALL TO ORDER & ROLL CALL:

#### B. CONSENT AGENDA (CA):

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.

#### C. (CA) APPROVAL OF MINUTES:

[August 10, 2022 Work Session](#)

[August 23, 2022 Regular Session](#)

#### D. SUBDIVISIONS AND LAND DEVELOPMENT PROJECTS:

1. **(CA) REQUEST FOR EXTENSION OF PRELIMINARY PLAN APPROVAL, MAJOR LAND DEVELOPMENT PROJECT – Wakefield Alzheimer’s Care Facility**, request for extension of Preliminary Plan Approval for previously approved construction of 30,000 square foot Alzheimer’s care facility and associated site improvements, AP 56-3, Lot 124, located at 521 Main Street, 521 Main Street, LLC, *applicant/owner*. [Application](#); [Cover letter](#); [Preliminary Decision](#); [2021 Extension Approval](#);
2. **(CA) MINOR SUBDIVISION, PRELIMINARY PLAN REVIEW – Hope Springs, LLC**, proposed 3 lot minor subdivision creating one new residential lot and one land conservation lot, located at 532 Tuckertown Road, AP 62, Lot 12, Hope Springs, LLC, *applicant/owner*.
3. **REQUEST FOR REDUCTION IN PERFORMANCE BOND, MAJOR SUBDIVISION/COMPREHENSIVE PERMIT – The Village at Curtis Corner**, request for the reduction of the previously established performance bond from \$1,222,943 to \$514,214.62, AP 40-4, Lot 55, located on Curtis Corner Road (~700’ west of Kingstown Road [Route 108]), 5A Builders, LLC, *applicant/owner*.

4. **PUBLIC HEARING: ADVISORY DEVELOPMENT PLAN REVIEW – [Silver Spring Marina](#)**, proposed construction of a new 10,000 square foot structure intended for indoor off-season boat storage and associated improvements and requesting a waiver from the landscaping requirements of the Subdivision & Land Development Regulations, located at 362 Pond Street, AP 63-3, Lot 60, SHM Silver Spring, LLC, *applicant/owner*.
5. **PUBLIC HEARING: MAJOR SUBDIVISION, FLEXIBLE DESIGN RESIDENTIAL PROJECT, PRELIMINARY PLAN – [North Woods Subdivision](#)**, proposed fifteen (15) lot Flexible Design Residential Project (FDRP) subdivision, AP 47-2, Lot 120, located at the intersection of Curtis Corner and South Road, True North Land Company, LLC, *applicant/owner*.
6. **PUBLIC HEARING: DEVELOPMENT PLAN REVIEW - [South County Healthcare System](#)**, proposed new Institutional Master Plan for a healthcare institution submitted for review pursuant to Section 603.2.C. of the South Kingstown Zoning Ordinance, as revised 4/11/2022, located at 100 Kenyon Avenue, AP 64-1, Lot 122, South County Hospital Healthcare System, *applicant/owner*.

**E. RECOMMENDATIONS TO THE TOWN COUNCIL:**

**F. REPORTS AND SPECIAL ITEMS:**

**G. ELECTION OF OFFICERS**

**H. (CA) REPORT OF THE ADMINISTRATIVE OFFICER: Actions taken/recorded in August 2022 –**

1. **ADMINISTRATIVE SUBDIVISIONS:** None.
2. **MINOR SUBDIVISIONS and LAND DEVELOPMENT PROJECTS:** None
3. **MAJOR SUBDIVISIONS and LAND DEVELOPMENT PROJECTS:** None.
4. **CHANGES TO COASTAL COMMUNITY STRUCTURES:** None.

**I. ADJOURNMENT:**