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April 15, 2023

Planning Board
Town of Kingstown
South Kingstown Town Hall
180 High St., Wakefield, RI 02879

Re: Major Land Development, 383 Old North Road, Kingston, Rhode Island

Dear Members of the Board:

I represent the Lutheran Church of the Good Shepherd ("LCGS"), the present owner of the above referenced property. By agreement of the parties, I also represent Masjid Al-Hoda, a.k.a. the Muslim Community Center of Kingston ("MCKC"), the proposed buyer of a portion of the property.

The two parties are hereby requesting a combined Conceptual Master and Preliminary Plan review for this Major Land Development Subdivision at your April 25, 2023 meeting.

Presently the land in question is a single lot of approximately 7 1/2 acres, upon which the LCGS has its House of Worship. They are proposing to convey approximately 1/2 of the land to MCKC so that they, too, can build a permanent House of Worship.

A significant portion of the land is covered by freshwater wetlands. As a result, there are issues with regard to sewer and water service that somewhat complicate this otherwise simple concept. These issues will be addressed as completely as possible for your review.

This matter last came before the Board at the March 28 Meeting. At that meeting there were two possible resolutions to the issues relating to the sewer service to the property as a whole. After further discussion with the Planning Department, we have, at their suggestion, chosen to seek approval as a Major Subdivision with Flexible Frontage. The newly created lot will have street frontage of +/-40 feet. Access to the Mosque to be constructed will be via our existing driveway plus an easement through our existing parking lot. This should resolve all of the substantive issues relating to the subdivision of the property.

Thank you for your attention to this matter.

Very truly yours,



Ralph E. Stokes, Esq.