



# Town of South Kingstown

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## PLANNING BOARD REGULAR SESSION - MEETING AGENDA

Tuesday, May 23, 2023 at 7:00 p.m.

Town Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield, RI 02879

### Planning Board Appointed Members

Mack Maria H., Chair  
Susan Axelrod

Joseph T. Murphy, Vice Chair  
Paul Jordan

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

#### 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 requested by a member of the Board, in which event the item will be removed from Consent Agenda (CA) consideration and considered in its normal sequence on the agenda. **Please be advised that the Planning Board intends to discuss and/or act upon each and every item appearing on this agenda.***

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

[April 11, 2023 Work Session](#)

[April 25, 2023 Regular Session](#)

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

1. MAJOR SUBDIVISION, PRE-APPLICATION CONCEPT PLAN – [Meehan Major Subdivision](#), proposed two (2) lot subdivision with waivers requested for flexible frontage and request to combine Conceptual Master Plan and Preliminary Plan review stages, AP 74, Lot 42, located at 544A Ministerial Road, Richard Meehan, applicant/owner.
1. PUBLIC INFORMATIONAL MEETING: CONCEPTUAL MASTER PLAN REVIEW, MAJOR LAND DEVELOPMENT PROJECT – [South County Commons, District 5 Apartments](#), proposed seventy (70) unit multi-family residential apartment building and associated improvements, AP 50-4, Lots 22 & 26, located on Fairfield Way, Suffolk Realty LLC, applicant, Suffolk Realty LLC & Southern RI Hospitality LLC, owner. Continued from 4/25/2023.

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

#### F. REPORTS AND SPECIAL ITEMS:

1. Designation of **Technical Review Committee (TRC) Duty Member** for the **June 14, 2023** TRC meeting.

#### G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER: Actions taken/recorded in April 2023 –

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: Daniel Smith, Roy Carpenter's Beach, Unit 17E7, 240 Card's Pond Road, AP 92-1, Lot 9, Site 193, approved on April 19, 2023.

#### H. ADJOURNMENT: