



Town of South Kingstown, Rhode Island

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PLANNING DEPARTMENT

July 14, 2011

Village Liquors, LLC
P.O. Box 1702
East Greenwich, Rhode Island 02818

Re: Decision on Amendment to the Master Plan for The Village at South County Commons / Development Plan Review / Recommendation to the Zoning Board of Review - Village Liquors, a Proposed Amendment to The Village At South County Commons' Master Plan to Allow a Class A License Liquor Store at Building #6, Unit 1E, Village at South County Commons, AP 50, Lot 20, Located at 50 South County Commons Way, SCC Investments, LLC, Owner, SCC Investments, LLC and Village Liquors, LLC, Applicants

Dear Gentlemen:

At the meeting of the South Kingstown Planning Board held on Tuesday, July 12, 2011 the Board voted as follows:

Motion #1: "The South Kingstown Planning Board hereby amends the August 11th, 1998 Master Plan for the Village at South County Commons to allow for the location of a Class A License Liquor Store to be located in Unit 1E of Building # 6 located at 50 South County Commons Way, Assessor's Plat 50, Lot 20. This approval is based on the following findings of fact and conditions of approval:

Findings of Fact

1. The Village at South County Commons is located within the Route 1 Special Management District.
2. Use Code 55.3 *Liquor Store*, of Article 301 of the Zoning Ordinance is not listed in Article 6, Section 605.6 *Prohibited Uses* of the Zoning Ordinance which details those land uses which are specifically prohibited within the Route 1 Special Management District.
3. The Town's 'Liquor License Rules and Regulations' (adopted December 14th, 1998, as amended through August 16th, 2010) requires that this type of retail trade may be permitted within the Route 1 Special Management District subject to approval of a Master Plan Amendment from the Planning Board.

Conditions of Approval

1. This approval is specific to Unit 1E of Building # 6 located at 50 South County Commons Way, Assessor's Plat 50, Lot 20.
2. This approval is strictly limited to Use Code 55.3 *Liquor Store*.
3. This approval is limited to a gross leasable floor area space of 1742 ± square feet of floor area at the easterly first floor end of Building #6 as shown on plans submitted in support of the application."

Motion #2: "The South Kingstown Planning Board hereby grants Development Plan Approval to the application of SCC Investments, LLC and Village Liquors, LLC to locate a Liquor Store, Use Code 55.3 as depicted on the plan entitled: ' **Development Plan Review / Amended Master Plan, Site Plan – 50 South County Commons Way, The Village at South County Commons, A.P. 50 Lot 20, South Kingstown Rhode Island**'. Plan by DiPrete Engineering Associates, Inc, Cranston, R.I. dated April 2011 with revisions through 4-11-11. This approval is also based on the accompanying elevations and floor plans by Frank Karpowicz Architects, Inc, South Kingstown, R.I. dated 040911 and 040611 respectively. In addition, this approval is based on the following findings of fact and Conditions of approval:

Findings of Fact

1. The granting of this approval will not result in conditions inimical to the public health, safety and welfare.
2. The granting of this approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district.
3. The plans for this project comply with all the requirements of the Zoning Ordinance and the Subdivision and Land Development Regulations.
4. The plans for this project are consistent with the Comprehensive Plan.
5. Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval.

Conditions of Approval

1. This approval is specific to Unit 1E of Building # 6 located at 50 South County Commons Way, Assessor's Plat 50, Lot 20.
2. This approval is strictly limited to Use Code 55.3 *Liquor Store*.
3. This approval is limited to a gross leasable floor area space of 1742 ± square feet of floor area at the easterly first floor end of Building #6 as shown on plans submitted in support of the application."

Motion #3: "The South Kingstown Planning Board hereby recommends favorable action by the Zoning board of Review on the application by SCC Investments, LLC and Village Liquors, LLC to locate a Liquor Store, Use Code 55.3 in Unit 1E of Building # 6 located at 50 South County Commons Way, Assessor's Plat 50, Lot 20."

Respectfully,



Maria H. Mack, Chair
Planning Board

MHM/mft

cc: SCC Investments, LLC
John A. Pagliarini, Jr., Esquire
✓ Zoning Board of Review
✓ DiPrete Engineering
Dale Holberton, Town Clerk