



Town of South Kingstown

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PLANNING BOARD REGULAR SESSION - MEETING AGENDA

Tuesday, November 28, 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
Robyn Pothier

Peter DiStefano
Elizabeth Karp

Ex Officio Members

James Manni, Town Manager
Robert Littlefield, Interim 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:

[September 26, 2023, Regular Session- revised](#)
[\(October 10, 2023, Meeting with Town Council – REFERENCE ONLY\)](#)
[October 12, 2023, Work Session](#)
[October 26, 2023, Regular Session](#)
[October 30, 2023, Special Work Session](#)

D. (CA) ADOPTION OF 2024 ANNUAL MEETING SCHEDULES: Discussion and possible action to adopt Planning Board Work Session and Regular Session meeting schedules for 2024.

[Annual Meeting Schedule – PBWS.2024](#)
[Annual Meeting Schedule – PBRs.2024](#)

E. SUBDIVISIONS AND LAND DEVELOPMENT PROJECTS:

- REQUEST FOR EXTENSION OF CONCEPTUAL MASTER PLAN APPROVAL, MAJOR MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT – 571 MAIN STREET**, request to extend Conceptual Master Plan approval for a thirty-six (36) unit residential development and associated site improvements, originally approved on November 13, 2014 and later extended on December 13, 2022, AP 56-3, Lot 137, located at 571 Main Street, Roland Fiore, *applicant/owner*. [Project Memo](#); [2023 Extension Request](#); [cover letter](#); [2022 Extension Decision recorded](#);
- PRE-APPLICATION CONCEPT REVIEW, DEVELOPMENT PLAN REVIEW, ADVISORY TO ZONING – [People's Credit Union \(PCU\)](#)**, proposed demolition and construction of a 2,836 square foot structure with associated parking, utilities and stormwater drainage, AP 51-1, Lot 92, located at 703 Kingstown Road, People's Credit Union, *applicant*; 703 Kingstown Road LLC, *owner*.
- PUBLIC HEARING (continued from 10/26/2023): CHANGE TO A PREVIOUSLY APPROVED PLAN – MAJOR LAND DEVELOPMENT: [MTK-ESM, LLC](#)**, proposed roof top mechanical equipment and enclosure, AP 87-2, Lot 4, located at 650 Succotash Road, MTK ESM, LLC, *applicant/owner*.
- PUBLIC HEARING (continued from 10/26/2023): COMBINED CONCEPTUAL MASTER & PRELIMINARY PLAN, COMPREHENSIVE PERMIT – [William H. Baker Homestead](#)**, proposed 2-lot subdivision, construction of a 2-

bedroom dwelling and the commitment of a deed-restricted affordable residential dwelling unit with waivers from Section 4 (Dimensional Regulations) of the Zoning Ordinance, located at 10A Oak Dell Street, AP 48-3, Lot 111, Streets), Christopher R. DePaola & Lindsey E. Crowninshield, *applicant/owner*.

5. ****PUBLIC HEARING (continued from 10/26/2023): PRELIMINARY PLAN REVIEW, MAJOR SUBDIVISION, COMPREHENSIVE PERMIT – [Fieldstone Farms](#)**, proposed thirty-nine (39) lot subdivision and associated improvements with waivers requested from Section 4 (Dimensional Regulations) of the Zoning Ordinance, AP 16-4, Lot 9, located on Old North Road, Old North Investments LLC, *applicant/owner*.

*** - The applicant has requested a continuance to the January 23, 2024 Regular Session meeting.*

F. RECOMMENDATIONS TO THE TOWN COUNCIL:

1. Planning Board review, considering and recommendation to Town Council for proposed amendments to the Town's Zoning Ordinance. The proposed amendments are required due to changes in state law which will take effect on January 1, 2024. The amendments include the following changes:
 - Revised standards for dimensional and use variances;
 - Addition of criteria for certain uses permitted by special use permit and revisions to table of permitted uses;
 - Revised procedure and criteria for modification of dimensional requirements up to 25 percent;
 - Procedure whereby uses not specifically addressed in the use table may be presented to the Zoning Board for review;
 - Reduced dimensional requirements for nonconforming lots, and prohibition against lot merger in certain cases;
 - Process for review and approval comprehensive permit applications (residential developments containing a minimum of 25% deed-restricted affordable housing);
 - Unified development review for developments requiring zoning relief as well as approval by the Planning Board/Technical Review Committee/Administrative Officer;
 - Standards for adaptive reuse (conversion of existing non-residential buildings to residential or mixed-use developments);
 - Revisions to development plan review process;
 - Changes reflecting 2022 state law changes to the quorum requirement for the Zoning Board and majority vote required to approve applications.

G. REPORTS AND SPECIAL ITEMS:

1. Confirm December Meeting-- Combined Work and Regular Session on Tuesday, December 12, 2023.
2. Designation of Technical Review Committee (TRC) Duty Member for the December 13, 2023, TRC meeting.
3. Correspondence from the [Town of Exeter, RI](#) re. Exeter's proposed amendments to their Ordinance and Subdivision Regulations.

H. (CA) REPORT OF THE ADMINISTRATIVE OFFICER: Actions taken/recorded in October 2023 –

1. **ADMINISTRATIVE SUBDIVISIONS:** None
2. **MINOR SUBDIVISIONS and LAND DEVELOPMENT PROJECTS:** None
3. **MAJOR SUBDIVISIONS and LAND DEVELOPMENT PROJECTS:**
 - i. Final Plan Approval, Major Land Development Project – 551 Liberty Lane, AP 21-3, Lot 21 recorded October 2, 2023
4. **CHANGES TO COASTAL COMMUNITY STRUCTURES:** None

I. ADJOURNMENT: