



Town of South Kingstown, Rhode Island

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PLANNING DEPARTMENT

Witness: South Kingstown Town Clerk

Michael S. Hollister

May 13, 2015

RECEIVED IN
PLANNING DEPARTMENT

JUN 28 2015

TOWN OF
SOUTH KINGSTOWN, RI

John Haddad
Chatham Properties, LLC
2790 South County Trail
East Greenwich, RI 02818

Re: COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN DRAFT DECISION - Hampton Place Full Build-Out, a proposed four-building (one existing) full build-out development plan three new buildings totaling 40,000 square feet, AP 50-4, Lot 24, located at 4847 Tower Hill Road, Chatham Properties LLC, owner/applicant

Dear Mr. Haddad:

At the meeting of the South Kingstown Planning Board held on Tuesday, May 12, 2015 the Board voted as follows:

Motion: "The South Kingstown Planning Board hereby grants Conceptual Master Plan and Preliminary Plan Approval to the build-out plan for 'Hampton Place' a proposed Major Land Development Project located at 20 Hampton Way, AP 50-4, Lot 24, as depicted in the plan set entitled: 'MASTER-PRELIMINARY PLAN SUBMISSION for HAMPTON PLACE BUILD-OUT.' Plans by Crossman Engineering, 151 Centerville Road, Warwick, Rhode Island 02886, dated May 2014 with revisions through 04/03/15 and including Landscape Plans by Dianne C. Soule & Associates, ASLA, 422 Farnum Pike, Smithfield, Rhode Island 02917 dated May 2014 with revisions through 4/21/15. This approval is based upon the following Findings of Fact and Conditions of Approval:

Findings of Fact

1. The property is located in the Route 1 Special Management District and is zoned Special Management District (SMD).
2. The future use of this property was limited to office or hotel use by the Planning Board as a Condition of the Approvals pertaining to the Wakefield Meadows Major Land Development Project.
3. There is an existing 7,500 square foot office building on the property; therefore the future use of this property has been further limited to office use.
4. The land development project is consistent with the requirements of the Comprehensive Plan including but not limited to the future land use map.
5. The land development project conforms to the standards and provisions of the South Kingstown Zoning Ordinance.
6. The land development project is designed and located in such a manner as to not require relief from Article 5, Section 504.1 of the Zoning Ordinance, as amended.
7. There will be no significant negative environmental impacts from the proposed development as shown on the plans, with the required Conditions of Approval.
8. The land development project, as proposed, will not result in the creation of building sites with such physical constraints to development that building on these sites according to pertinent regulations and building standards would be impracticable.

9. The land development project has adequate and permanent physical access to a public street, namely Tower Hill Road.
10. With the required Conditions of Approval the land development project will provide for adequate surface water runoff, for suitable building sites and for the preservation of natural, historical, or cultural features that contribute to the attractiveness of the community.
11. The design and location of building sites, utilities, drainage improvements, and other improvements in the land development project minimize flooding and soil erosion.

Conditions of Approval

1. Approval is limited to three (3) new buildings as shown on the approved plans.
2. Each of the three approved buildings shall have a maximum footprint of 10,000 square feet. Building #2 shall consist of two stories and shall have a maximum of 20,000 square feet of floor area.
3. The combined square footage of the three new buildings shall not exceed a maximum of 40,000 square feet.
4. The subdivision shall be developed in substantial conformance with the plans and specifications submitted in support of this application.
5. As part of the Final submittal, the applicant shall file a Final Landscape Plan for recording purposes. Said plan shall be subject to the review and approval of the Administrative Officer. The approved Final Landscape Plan shall be recorded in the Town's Land Evidence Records.
6. Any field changes to the recorded Landscape Plan shall be subject to the prior review and approval of the Administrative Officer.
7. Existing trees that are to remain shall be protected by snow fencing erected outside the drip line of the tree or by placing ten inches of wood chips from a distance of four inches away from the tree trunk and extending to the drip line.
8. Landscape areas and materials that are considered to be components of the stormwater management plan shall be installed in conformance with specifications contained in the Rhode Island Stormwater Design and Installation Manual.
9. Landscape materials shall be guaranteed for a minimum of two years.
10. Prior to the issuance of a Certificate of Occupancy (CO) for each of the buildings, the project's Landscape Architect shall certify in writing to the Board's Administrative Officer that the installed landscape materials are in conformance with the approved Landscape Plans as they pertain to the building and associated infrastructure for which a Certificate of Occupancy is being sought.
11. Prior to any site disturbance, the applicant shall secure a Soil Erosion, Runoff and Sediment Control Permit as required under Section 20-50 of the Town's Code of Ordinances.
12. The applicant shall install a mud pad at the construction entrance to the site prior to the commencement of general site work. The mud pad shall remain in place until such time as the site is stabilized to the satisfaction of the Department of Public Services.
13. The exterior of the buildings shall be sheathed in textured hardplank or wood clapboards and shall be limited to a maximum six (6) inch exposure between courses.
14. The owner and/or his representative shall participate in a pre-construction conference with Town representatives prior to the commencement of any site work or construction activities. Prior to the pre-construction conference the applicant shall submit a narrative detailing the proposed sequence of construction. Said construction sequence shall be subject to the review and approval of the Administrative Officer and the Public Services Director.

Respectfully,



Maria H. Mack, Chair
Planning Board

MHM/GAP

c: Sanford Resnick, Esquire
 Crossman Engineering
 Vision 3 Architects
 Diane C. Soule & Associates

Town Clerk
Building Official
Director of Public Services