



Town of South Kingstown

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PLANNING BOARD

REGULAR SESSION - MEETING AGENDA

Tuesday, July 28, 2020 at 7:00 p.m.

VIA VIDEO CONFERENCE

Via Computer: <https://southkingstownri.zoom.us/j/93168126039>

Via Telephone: US: +1 301 715 8592; or +1 312 626 6799; or +1 929 205 6099; or +1 253 215 8782; or +1 346 248 7799; or +1 669 900 6833

Webinar ID: 931 6812 6039

- **Instructions to Access the Meeting are available on Page 1, including:**
 - Testing Computer & Audio Equipment
 - Accessing the meeting via Computer, Tablet or Smartphone
 - Accessing the meeting by telephone only (not recommended)
 - Basic troubleshooting when speaking
 - Accessing documents and site plans
- **Agenda Items are available on Page 3.**

INSTRUCTIONS TO ACCESS THE MEETING:

A. MEMBERS OF THE PUBLIC:

The public can join this Zoom meeting electronically by computer, smartphone or tablet using the instructions below. If you do not have a smartphone or other electronic device capable of joining the Zoom meeting room, you may also join by telephone only.

Testing Computer & Audio Equipment

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment:

<https://support.zoom.us/hc/en-us/articles/115002262083>

Accessing the Zoom Meeting via Computer, Tablet or Smartphone:

- **Click on this link to join the meeting:** <https://southkingstownri.zoom.us/j/93168126039>
- When prompted you will be asked to join via computer audio, or telephone. Use of computer audio is recommended, however you can also use your telephone for audio.
- When you enter the meeting room, your phone will be muted.
- You will be able to view site plans, see members, and listen to discussion in the Zoom meeting

- If you would like to speak during the meeting, use the 'raise your hand' feature of the Zoom platform to inform the host. Speakers will be recognized individually by the Planning Board chair. Once recognized you can share your comments via audio.

Accessing the Meeting by Telephone Only:

- If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.
- **Dial this phone number to join the meeting** (for higher quality, dial a number based on your current location):
 - **US: +1 301 715 8592;** or
 - **+1 312 626 6799;** or
 - **+1 929 205 6099;** or
 - **+1 253 215 8782;** or
 - **+1 346 248 7799;** or
 - **+1 669 900 6833**
- If prompted to enter a Webinar ID, use your phone to dial the following ID: **931 6812 6039**
- When you join the meeting, your phone will be muted.
- If you would like to speak regarding an application, dial *9 to 'raise your hand,' and inform the host. You will be recognized to speak. Once recognized to speak you dial *6 to mute or unmute your telephone.

Basic Troubleshooting when Speaking:

If you have been recognized to speak, but cannot be heard in the Zoom meeting use the following steps to troubleshoot your computer audio, or telephone connection.

- Ensure your microphone or telephone is unmuted. For users joining the meeting in the virtual meeting room you will find your 'mute' control in the lower left hand corner of the Zoom meeting screen. For telephone only users, dial *6.
- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the 'drop-down' menu located beside the 'mute' control on the screen to change your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to enter a meeting id after calling the phone number, and a participant ID.
- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you rejoin the meeting and still cannot speak, use the 'Q&A' function on the Zoom screen to inform the host that you cannot be heard.

Accessing Documents & Site Plans:

To access documents, and view site plans discussed during a meeting, please use the links on the meeting agenda.

B. APPLICANTS, BOARD MEMBERS & INVITED GUESTS

Applicants, Board members and invited guests should use the invitation provided via email to access the meeting. If you cannot find the email invitation provided to you in advance of the meeting you may join using the instructions above for public access.

AGENDA ITEMS:

A. CALL TO ORDER

B. ROLL CALL

C. 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 a member of the Board, or a member of the public so requests, in which event the item will be removed from Consent Agenda (CA) consideration and considered in its normal sequence on the agenda.

D. (CA) APPROVAL OF MINUTES:

[June 9, 2020 Work Session](#)

[June 23, 2020 Regular Session](#)

E. SUBDIVISIONS AND LAND DEVELOPMENT PROJECTS:

1. **(CA) PRELIMINARY PLAN REVIEW, MINOR SUBDIVISION – Piemonte Subdivision**, proposed subdivision of one (1) parcel into two (2) lots with no street creation and no waivers requested, AP 56-4, Lot 12, located at 46 Benefit Road, Jack & Martha Piemonte, applicant/owner. [Project Review Memo](#); [Application Materials](#); [Site Plan](#); [Sewer Feasibility Study Determination](#);
2. **(CA) REQUEST FOR EXTENSION OF COMBINED MASTER/PRELIMINARY PLAN APPROVAL, MAJOR LAND DEVELOPMENT PROJECT – Hampton Place Full Build-Out**, request to extend Combined Master/Preliminary Plan Approval for previously approved 4-building (one existing) development totaling 40,000 square feet (full build-out), AP 50-4, Lot 24, located at 4847 Tower Hill Road, Chatham Properties, LLC, *applicant/owner*. [Project Review Memo](#); [Cover Letter](#); [Request Letter](#); [Application](#); [2015 Combined Conceptual/Preliminary Plan Approval](#); [2019 Reinstatement Decision](#);
3. **REQUEST FOR RELEASE OF PERFORMANCE BONDS AND ACCEPTANCE OF ROADS & INFRASTRUCTURE – Hopkins Green**, request to release existing performance bonds and acceptance of roadway and infrastructure improvements by the Town, AP 48-2, Lots 80,86, & 126, located at 46 and 50 Hopkins Lane, Hopkins Green, LLC, *applicant/owner*. [Project Review Memo](#); [Bond Release Request & Backup Information](#);
4. **PRE-APPLICATION CONCEPT PLAN, MAJOR LAND DEVELOPMENT PROJECT – The Residences on Holly**, proposed multi-household major land development project including the construction of six (6) duplex structures and associated site improvements with two (2) dwelling units in each for a total of twelve (12) units total, AP 57-1, Lot 110, located on Holley Street, Scot Hallberg, *applicant*, Southern Rhode island Professional Center, LLC, *owner*. [Project Review Memo](#); [Application Materials](#); [Site Plan Set](#); [GIS Map](#); [Project Narrative](#);
5. **PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN AND RECOMMENDATION TO THE TOWN COUNCIL ON A COMPANION APPLICATION FOR ZONING MAP AND TEXT AMENDMENTS, and CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING ON A MAJOR LAND DEVELOPMENT PROJECT – Shepherd’s Run**, proposed major land development application, zoning text and map amendment (to rezone from R80 to Route 1 Special Management District [SMD]), and a Comprehensive Plan amendment to support the development of a destination resort and winery including boutique hotel, winery and vineyard, restaurant, indoor and outdoor events, spa & fitness center, and extended stay bungalows, AP 50-4, Lot 12, located at 4780 Tower Hill Road, Morgan Schoen Hospitality, Inc., *applicant*, Ocean Pastoral Center, Inc., *owner*. [Project Review Memo](#); [Proposed Conditions Plan](#); [Site Plan Set](#); [Major Land Development Application Materials](#); [Comprehensive Plan Amendment Materials](#); [Zoning Map & Text Amendment Materials](#);
6. **CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING ON A MAJOR SUBDIVISION, FLEXIBLE DESIGN RESIDENTIAL PROJECT – North Woods Subdivision**, proposed subdivision of one (1) parcel into fourteen (14) parcels with waivers requested from the 100’ foot buffer requirements associated with Flexible Design Residential Projects, lot frontage for flexible design residential projects, and street design standards as contained in the Subdivision and Land Development Regulations, AP 47-2, Lot 120, located at the intersection of Curtis Corner Road and South Road,

True North Land Company, LLC, applicant/owner. [Continuance Request \(email\)](#); [Agreement to Extend Decision Time Period \(email\)](#); [Project Review Memo & Travel Page](#); [Original Site Plan Set](#); [Application Materials](#); [Revised Site Plan](#); [Revised Narrative](#); [Abutters Report in Opposition](#); [Supplemental Abutters Report in Opposition](#);

F. DEVELOPMENT PLAN REVIEW:

1. **DEVELOPMENT PLAN REVIEW, FARM EVENTS – Lavender Waves Farm**, proposed accessory use of a farm to host farm events including fundraisers for nonprofit entities, weddings and other personal recognition special events, located at 3814 Commodore Oliver Hazard Perry Highway, AP 78-3, Lot 7, Henry Cabrera/Lavender Waves Farm, *applicant*, Henry Cabrera, *owner*. [Project Review Memo & Travel Page](#); [Site Plan Set](#); [Application Materials](#); [Letter from neighbor attorney \(1\)](#); [Letter from neighbor \(2\)](#); [Neighbor Submitted Video](#);

G. REPORTS AND SPECIAL ITEMS:

H. (CA) REPORT OF THE ADMINISTRATIVE OFFICER: Actions taken/recorded in June 2020 –

1. **ADMINISTRATIVE SUBDIVISIONS:** None
2. **MAJOR SUBDIVISIONS and LAND DEVELOPMENT PROJECTS:** None.

J. ADJOURNMENT:

If you would like to learn more about the types of applications, associated review processes, and/or public participation information, please refer to the '[Subdivision and Land Development Projects: A Citizens Guide](#)' brochure. This is also available at the Planning Department or on the Town's website at <http://www.southkingstownri.com> under Government>Departments>Planning>Subdivision and Land Development Review.

Notes

1. In accordance with the South Kingstown Planning Board By-laws, Article IV, Section 1: "No items shall be placed on the agenda unless all required documentations have been submitted. Later additions to an agenda must be approved by all members present at the meeting."
2. In accordance with the South Kingstown Planning Board By-laws, Article II, Section 7: "All regular meetings shall adjourn no later than 11:00 p.m. unless extended beyond that time by a concurring vote of not less than four members, except that at the Chair's discretion the meeting may be extended to conclude consideration of any specific item of business begun prior to 11:00 P.M."
3. Individuals requesting American Sign Language interpreters or CART service must call the Town Clerk's Office at 401-789-9331 at least seventy-two (72) hours in advance of public meeting.
4. All files associated with agenda items listed above are available for review in the Planning Department in person upon request during the hours of 8:30am to 4:30pm.