



Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT

180 High Street
Wakefield, RI 02879
Tel (401) 789-9331 x1244
Fax (401) 789-9792

August 5, 2020

Jean Riendeau, Chairman
South Kingstown Planning Board
180 High Street
Wakefield, RI 02879

RE: **Major Land Development Advisory Opinion
Shepherd's Run, Conceptual Master Plan
Assessor's Plat 50-4, Lot 12
4780 Tower Hill Road**

Chairman Riendeau:

At a meeting of the South Kingstown Conservation Commission held on August 4, 2020, the Conservation Commission reviewed the Major Land Development application for the Shepherd's Run project at the above-referenced property. The proposal includes 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

Following review and discussion with the applicant, Ryan Schoen, and the applicant's Attorney, James Callaghan, the following motion, made by Mr. Bradywood and duly seconded by Ms. Heffron, was unanimously approved 6-0 (M. Bradywood; D. Flanders; L. Joubert; C. O'Connor; J.V. Wyman):

“The South Kingstown Conservation Commission is in agreement that the concept is attractive. We like the idea of this coming to fruition but, if going forward with the preliminary plan James and Ryan could include more detail on water runoff from viticulture, or any other agricultural endeavors on the property, wine production, and water usage [it would be helpful]. It appears that the applicant has spoken with Suez in regard to water availability but if we could get a little more detail on how reducing from 120 people to 33 rooms plus the bungalows on the northeast part of the property, what that water usage would look like, the restaurant run off would be with oil and grease [it would be helpful]. If we could just get greater detail on all of those aspects going forward to the preliminary plans, I think the Conservation Commission would be in position at the moment to acknowledge that we have looked at these plans and like the idea and with those greater details look forward to addressing it in the future. Included in this motion, is the request that the Conservation Commission be allowed to re-evaluate these plans once they come to the preliminary stage of review.”

Should you have any questions or concerns with this advisory, please contact Jay Parker, Principal Planner in the Planning Department at (401) 789-9331 ext. 1245.

Sincerely,

David Flanders, Chair
Conservation Commission