



## Town of South Kingstown

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PLANNING DEPARTMENT

[www.southkingstownri.com](http://www.southkingstownri.com)

Witness: South Kingstown Town Clerk

March 28, 2018

Scot Hallberg  
235 Main Street  
Wakefield, RI 02879

Dear Scot:

Re: **PUBLIC INFORMATIONAL MEETING ON THE CONCEPTUAL MASTER PLAN, MAJOR LAND DEVELOPMENT PROJECT (continued) – Hillside Commons**, proposed multi-household land development project consisting of eighteen (18) detached residential units, with associated parking and infrastructure improvements, AP 57-2, Lot 59, located at 76 Kelley Way, Scot Hallberg, owner/applicant

Dear Scot:

At the meeting of the South Kingstown Planning Board held on Tuesday, March 27, 2018 the Board voted as follows:

**MOTION AS ENACTED:** "The South Kingstown Planning Board hereby grants Conceptual Master Plan approval to Scot Hallberg for the Hillside Commons Multi-Household Land Development Project and Flexible Design Residential Project, a proposed 18-unit residential project consisting of 12 single-family units and two multi-family buildings each containing three units, located at Assessor's Plat 57-2, Lot 59, with a physical address of 76 Kelley Way. Approval is based on the following plans, prepared by DiPrete Engineering, Two Stafford Court, Cranston, RI:

- 'Master Plan Submission, Hillside Commons,' sheets 1 through 3 of 4, dated 3-30-2017 with revisions through 11-3-2017; and
- 'Alternative Layout – Triplex Option,' sheet 1 of 1, dated 3-30-2017 with revisions through 3-19-18.

This approval is based on the following Findings of Fact and Conditions of Approval:

### *Findings of Fact*

1. The proposed development is consistent with the South Kingstown Comprehensive Community Plan.
2. With the requested rear yard parking and service lane access variance, the proposed development is in compliance with the standards and provisions of the South Kingstown Zoning Ordinance, and specifically Section 605 relative to the Route 1 Special Management District.
3. Use Codes 12.0, *Multi-Household Detached Structure*, up to 12 units, and 12.1, *Multi-Household Land Development Project*, are permitted uses in the Route 1 Special Management District zoning district.
4. The proposed development will be served by public sewer; therefore, no relief from Article 5, Section 504.1 of the Zoning Ordinance, as amended, is required.

5. There will be no significant negative environmental impacts from the proposed land development project as depicted on the above referenced plans, with the required Conditions of Approval.
6. The proposed land development project will not result in the creation of individual lots with such physical constraints to development that building on the lots according to pertinent regulations and building standards would be impracticable.
7. The proposed land development project has adequate and permanent physical access to a public street, namely Kelley Way.
8. The proposed use will have no or very limited impact on those Town capacities that are critical in constraining the Town's current six-year capacity, as identified by the Town Council in determining that capacity as provided in Article 11, Section 1102.4.D of the Zoning Ordinance.
9. The applicant has demonstrated that the site planning methodology, standards and techniques utilized in the preparation of the site plan for the proposed land development project are consistent with the 'South Kingstown Residential Design Manual,' (South Kingstown Subdivision and Land Development Regulations, Article IV, A.4.a - e).
10. The design and scale of the project is found to preserve and enhance the Route 1 viewshed by providing a buffer that is determined to be adequate.
11. The density of the proposed development is found to be appropriate to the southern district setting.

#### ***Findings of Fact, Waivers***

1. The applicant has requested waivers from the following standards of the South Kingstown Subdivision and Land Development Regulations:
  - i. Article IV, Section A.11.a, which requires that the open space for an FDRP be established as a separate lot or lots from the intended residential use; and
  - ii. Article IV, Section A.13, which requires a perimeter buffer of 50', and can be reduced by the Planning Board to 10'.
2. The waivers requested are reasonable and within the general purposes and intents of these Regulations.
3. Waiver of the requested Regulations is in the best interest of good planning practice or design, as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.

#### ***Conditions of Approval***

1. This approval is limited to eighteen (18) residential units, consisting of twelve (12) single-family structures and two (2) multi-family structures each containing three (3) dwelling units, as depicted on the approved plan set, and seven (7) visitor parking spaces.
2. Prior to application for Preliminary Plan Review, the applicant shall secure a dimensional variance from the South Kingstown Zoning Board of Review for relief from the requirement for rear yard parking and service lane access.
3. As part of the Preliminary Plan submittal, the applicant is to include architectural renderings of the buildings. Such renderings shall demonstrate conformity with Section 605.16 of the Zoning Ordinance. Such renderings shall also demonstrate that a varied appearance between buildings within the development will be provided, including differentiation in facades along the street.
4. The Preliminary Plan submission shall include indication of where outdoor refuse collection and storage is to be provided.
5. The Preliminary Plan submission shall include a Soil Erosion, Runoff and Sedimentation Control Plan depicting the areas on site that will be protected from compaction during construction, including areas designed for stormwater infiltration and areas within drip lines around existing trees. The areas intended for protection shall be adequately demarcated.
6. The Preliminary Plan submission shall include a Landscape Plan, which identifies the plant locations and materials, and includes appropriate planting notes and details."

7. As part of the Preliminary Plan submission, the applicant shall propose a construction phasing plan with the intent of limiting the amount of soil disturbance occurring on the site at any given time.
8. The Preliminary Plan submission shall depict the extent of tree root growth for the two Copper Beech trees indicated to be protected. Such depiction is to be based on an assessment by a licensed arborist.

**Motion #2 AS ENACTED:** "The South Kingstown Planning Board hereby recommends favorable action by the Zoning Board of Review on the application of Scot Hallberg for relief from providing rear yard parking and service lane access for the Hillside Commons Multi-Household Land Development Project and Flexible Design Residential Project located at Assessor's Plat 57-2, Lot 59, with a physical address of 76 Kelley Way."

Respectfully,



Maria H. Mack, Chair  
Planning Board

MHM/GAP

c: DiPrete Engineering  
Kenyon Law Associates  
John C. Carter & Company  
Town Clerk  
Building Official/Zoning Board of Review  
Department of Public Services