



Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT
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September 2, 2020

Morgan Schoen Hospitality, Inc.
c/o Ryan Schoen
12 Grand Street
Stonington, CT 06378

RE: Shepherd's Run – Major Land Development Project
Conceptual Master Plan Approval
4780 Tower Hill Road
South Kingstown Tax Assessor's Plat 50-4, Lot 12

RECORDED 09/02/2020 04:11:10 PM
B/P: 1756/Pgs 77 - 79 (2 Pgs)
INST # 8515
TOWN OF SOUTH KINGSTOWN, RI

Dear Mr. Schoen:

At the meeting of the South Kingstown Planning Board held on August 25, 2020 the Board voted as follows:

Motion: "The South Kingstown Planning Board hereby grants Conceptual Master Plan approval to the Shepherd's Run Major Land Development Project, an adaptive reuse proposal to convert the existing historic property to a destination resort and winery including boutique hotel, winery and vineyard, restaurant, indoor and outdoor events, spa & fitness center, and extended stay bungalows located on AP 50-4, Lot 12 with a physical address of 4780 Tower Hill Road, Morgan Schoen Hospitality, Inc., *applicant*, Ocean Pastoral Center, Inc., *owner*. This approval is based upon plan set entitled: *Shepherd's Run, 4780A Tower Hill Road, South Kingstown, Rhode Island, Conceptual Master Plan, 2020-05-29, Sheets G0.00, G1.00, through G3.00, completed by Centerbrook Architects and Planners, LLP dated May 29, 2020; and Sheets G2.00 and Sheets 1 through 2, completed by DiPrete Engineering, Inc. dated May 26, 2020 and July 22, 2014, respectively. This approval is based on the following Findings of Fact and Conditions of Approval:*

Findings of Fact

- A. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- B. The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance;
- C. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- D. The development, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable; and
- E. The development has adequate and permanent physical access to a public street, namely Tower Hill Road (Route 1).
- F. The development is proposed for a parcel of land developed with historically significant institutional buildings, landscaping and gardens, and proposes the adaptive reuse and preservation of these important structures and features.

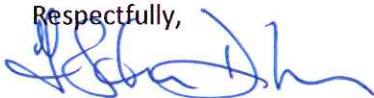
Conditions of Approval

1. This decision is contingent upon the approval of the associated Comprehensive Plan and Zoning Map & Text amendments seeking to rezone the property from 'R-80' to 'Route 1 Special Management District (SMD)' by the South Kingstown Town Council. This project may not advance to the Preliminary Plan stage of review, as proposed, without Town Council approval of these amendments.
2. The use of the property shall be limited to Use Code 40.1 (Motel, hotel, inn or resort or bed and breakfast with over 20 rooms), Use Code 56.1 (Restaurant with alcohol service, Use Code 56.3 (Accessory Entertainment to Restaurant), Use Code 71 (Food Products Manufacturing [for the winery]), and Accessory Uses (indoor events and wedding hall, outdoor lawn events, spa and fitness center, and conference/meeting facilities) to Use Code 40.1 (associated with the hotel use), as proposed unless further amended by the Town Council or Planning Board during the Preliminary Plan stage of review.
3. The applicant shall satisfy the requirements of Section 19-115 of the South Kingstown Town Code in regard to the Town's sewer connection policy prior to Preliminary Plan submission.
4. Should the project be approved to reutilize the existing Onsite Wastewater Treatment System (OWTS), the applicant shall submit a System Suitability Determination (SSD) from the RI Department of Environmental Management (RIDEM) with the Preliminary Plan submission confirming the suitability of the existing OWTS to support the proposed development.
5. As part of the Preliminary submittal, the applicant shall submit a completed Preliminary Determination from the RI Coastal Resources Management Council (CRMC).
6. As part of the Preliminary submittal, the applicant shall provide a traffic report detailing the anticipated traffic impacts from the proposed development and the adequacy of the existing and proposed roadways to safely accommodate existing and projected traffic.
7. If the Zoning Text Amendment allowing for the operation of a restaurant serving alcohol (Use Code 56.1) and/or accessory entertainment to restaurant or bar (Use Code 56.3) to be a 'Use by Right' and not require a Special Use Permit (as currently required within the SMD), is not approved by the Town Council, the applicant shall secure a Special Use Permit from the Zoning Board of Review for said uses prior to submission of the Preliminary Plan application.

Said motion, made by Mr. Riendeau and duly seconded by Ms. Rubinoff, passed by unanimous poll vote, 6-0 (S. Axelrod; S. DiMasi; M. Mack; J. Murphy; J. Riendeau; P. Rubinoff; E. Torello).

In accordance with Section 505.1.D.3 of the Town of South Kingstown Zoning Ordinance, any party aggrieved by this decision shall have the right to appeal this decision to the Planning Board of Appeals in accordance with the procedure set forth in Article XII of the Subdivision and Land Development Regulations. The appeal must be taken within twenty (20) days of the day the decision is recorded and posted in the Town Clerk's Office.

Respectfully,



F. Steven DiMasi, Chair
Planning Board

B/P-1756/78 INST# 8215