



## Town of South Kingstown

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Bk L1684 Pg620 #54  
08-30-2018 @ 01:41p

PLANNING DEPARTMENT

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

**Witness: South Kingstown Town Clerk**

August 29, 2018

Sand Dollar LLC  
c/o Rockland Trust  
10 Memorial Boulevard, Suite 904  
Providence, RI 02903

Re: **FINAL PLAN REVIEW, MAJOR SUBDIVISION, FLEXIBLE DESIGN RESIDENTIAL PROJECT – The Woods at Stone Soup Farm**, proposed request to change the configuration of units on lots to allow for two (2) dwelling units, including one market-rate unit and one low- and moderate-income dwelling unit to be located on Lot 6 of the Woods at Stone Soup Farm, AP 55-2, Lot 1, located to the west of South Road, Sand Dollar, LLC, owner/applicant

To Whom It May Concern:

At the meeting of the South Kingstown Planning Board held on Tuesday, August 28, 2018 the Board voted as follows:

"The South Kingstown Planning Board hereby grants Final Plan approval to the Woods at Stone Soup Major Subdivision, designed as a Flexible Design Residential Project, located at AP 55-2, Lot 1, as depicted on the plan set entitled: 'Final Submission the Woods at Stone Soup Farm,' Sheets 1 through 10 of 10, and Record Plan Sheets, 1 through 4 of 4, dated 06/06/2012, with revisions through 7/11/2018, prepared by DiPrete Engineering, 2 Stafford Court, Cranston, Rhode Island, 02920. This approval is based upon the following Conditions of Approval:

### *Conditions of Approval*

1. The use of Lots 1, 2, 3, 4, 5 and 7 shall be strictly limited to Use Code 10, Single-Household Detached Structure. The use of Lot 6 shall be strictly limited to Use Code 12.1 Multi-Household Land Development Project.
2. The approval is limited to seven (7) lots for development in total.
3. The approval is limited to the construction of eight (8) dwelling units in total, to contain seven (7) market rate dwelling units, and one low- and moderate-income dwelling unit as required by South Kingstown inclusionary zoning requirements.
4. Developer's Lot 6 shall contain a Multi-Household Land Development Project, to include the low- and moderate-income housing unit required by Section 502.6 of the South Kingstown Zoning Ordinance and market rate dwelling unit as proposed by the applicant.
5. The low- and moderate-income dwelling unit to be located on developer's Lot 6 may be rented or sold to a household earning up to eighty percent (80%) of the Area Median Income in conformance with Article 12.7.1. of the South Kingstown Zoning Ordinance. Any lease of the affordable unit on Lot 6 shall remain affordable to low- and/or moderate-income households for a period of ninety-nine (99) years from the date of occupancy. Any sale of the

affordable unit shall remain affordable to low- and/or moderate-income households for a period of ninety-nine (99) years from the date of initial sale.

6. The applicant shall submit revised legal documents in support of the proposed subdivision prior to recording of the record plan. Such legal documents shall include deeds and application restrictions for the units proposed on Lot 6 and shall be subject to the approval of the Administrative Officer and Special Legal Counsel for Planning and Zoning.
7. Construction and occupancy of the required low- and moderate-income dwelling unit shall keep pace with the construction and occupancy of market rate dwelling units on the site. No more than five (5) Certificates of Occupancy for market rate dwelling units shall be issued until a Certificate of Occupancy has been issued for the required low- and moderate-income dwelling unit.
8. Fair Share Development Fees for open space and recreational facilities, as required in the Zoning Ordinance and as amended annually in the Capital Improvement Program, shall be required for all market rate dwelling units. Such fees shall not be required for the low- and moderate-income housing unit to be located on developer's Lot 6.
9. Developer's Lot 5 and Lot 6 shall share one driveway access onto Wood Soup Way. No additional access points onto Stone Soup Farm Way from either lot shall be allowed.
10. Prior to commencement of any site work or construction activities, the lot owner or his/her representative shall obtain a Soil Erosion and Sedimentation Permit from the Department of Public Services.
11. The applicant shall submit the Perimeter / Open Space Plan, sheet 1 of 4, Record Plan – Phase 3, sheet 2 of 4, Record Plan – Phase 3, sheet 3 of 4, and Record Plan – Phase 3, sheet 4 of 4, from the approved Final Plan set, also known as the Record Plans, on polyester film to the Administrative Officer, for signature by the Planning Board Chair. Upon endorsement said plans shall be recorded in the Town of South Kingstown Land Evidence Records.
12. This approval shall expire one (1) year from the date of issuance, unless the Record Plans have been submitted for endorsement and recording as described in Condition of Approval number 10 (#10) above, or the applicant has requested an extension of the approval period in writing to the Administrative Officer."

Respectfully,



Maria H. Mack, Chair  
Planning Board

MHM/GAP

c: Stone Soup Cottage Works LLC  
DiPrete Engineering  
Town Clerk  
Town Assessor  
Building Official  
Director of Public Services