



Town of South Kingstown

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PLANNING BOARD REGULAR SESSION - MEETING AGENDA

Tuesday, September 28, 2021 at 7:00 p.m.

Town Council Chambers, South Kingstown Town Hall
180 High Street, Wakefield, RI 02879

PLEASE BE ADVISED THIS MEETING WILL BE HELD LIVE AND IN-PERSON AT THE ABOVE REFERENCED LOCATION. DUE TO RECENT CHANGES IN RI STATE LAW, FULLY VIRTUAL MEETINGS ARE NO LONGER PERMITTED. ALL BOARD MEMBERS AND APPLICANTS MUST ATTEND IN PERSON UNTIL FURTHER NOTICE. MEMBERS OF THE PUBLIC ARE WELCOME AND ENCOURAGED TO ATTEND IN-PERSON.

Planning Board Appointed Members

Mack Maria H., Vice Chair
Susan Axelrod

Joseph T. Murphy
Paul Jordan

Josh Daly

Peter DiStefano
Robyn Pothier

Ex Officio Members

Theresa Murphy, Interim Town Manager
Vacant, Superintendent of Schools

James D. Rabbitt, Director of Planning
Jon Schock, Director of Public Services

Please be advised that the Planning Board intends to discuss and/or act upon each and every item appearing on this agenda.

A. CALL TO ORDER & ROLL CALL:

B. 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.

C. (CA) APPROVAL OF MINUTES:

[July 13, 2021 Work Session](#)

[July 27, 2021 Regular Session](#)

[August 11, 2021 Work Session](#)

[August 17, 2021 Special Regular Session](#)

D. SUBDIVISIONS AND LAND DEVELOPMENT PROJECTS:

- PUBLIC HEARING: MAJOR SUBDIVISION (NO STREET CREATION), COMBINED CONCEPTUAL MASTER & PRELIMINARY PLAN** – [Owl Acre Subdivision](#), proposed 2-lot minor subdivision with waiver to utilize flexible frontage provision of the Zoning Ordinance (considered Major Subdivision), AP 40-2, Lot 19, located at 1243 Saugatucket Road; Charles Bowse of Bowse Builders, LLC, *applicant/owner*.
- PUBLIC INFORMATIONAL MEETING/PUBLIC HEARING: MAJOR MULTI-HOUSEHOLD LAND DEVELOPMENT, CONCEPTUAL MASTER PLAN** – [Magnolia Lane](#), proposed multi-household land development project to include two (2) duplex structures for a total of four (4) units with associated site improvements with waivers requested, AP 57-1, Lot 121, located on Magnolia Lane (formerly Wilson & Tarn Streets), J. Thomas Investments, *applicant/owner*.

E. DEVELOPMENT PLAN REVIEW:

1. **(CA) DEVELOPMENT PLAN REVIEW, ADVISORY TO THE ZONING BOARD – [Health Concepts, Ltd](#)**, proposed 911 square foot utility building addition (for fire pump and tank expansion), AP 9, Lot 59, located at 2115 South County Trail; Health Concepts, Ltd., *applicant/owner*.
2. **PUBLIC HEARING: DEVELOPMENT PLAN REVIEW, ADVISORY TO THE ZONING BOARD – [Union Fire Matunuck \(Station 7\)](#)**, proposed demolition of existing fire station and construction of a new 5,500 square foot fire station and auxiliary 1,890 square foot ambulance building with associated site improvements, AP 86-2, Lot 32, located at 49 Matunuck Schoolhouse Road, Union Fire District of South Kingstown, *applicant/owner*.

F. RECOMMENDATIONS TO THE TOWN COUNCIL:

1. **ZONING TEXT AMENDMENT, [South County Hospital](#)** – Zoning Text Amendment application submitted by the South County Hospital proposing to revise the language within [Section 603](#) (Government and Institutional [GI] Zone) of the Zoning Ordinance pertaining to the Institutional Master Plan submission requirements for health care institutions.

G. REPORTS AND SPECIAL ITEMS:

H. (CA) REPORT OF THE ADMINISTRATIVE OFFICER: Actions taken/recorded in July & August 2021 –

1. ADMINISTRATIVE SUBDIVISIONS:

- i. **Richmond Administrative Subdivision, Approval** – AP 5, Lot 2, located at 135 Yawgoo Pond Road, recorded on July 28, 2021.
- ii. **Duffy Administrative Subdivision, Approval** – AP 76-4, Lots 15 & 16, located at 84 Turner Cove Road, recorded on August 5, 2021.

2. MINOR SUBDIVISIONS: None.

3. MAJOR SUBDIVISIONS and LAND DEVELOPMENT PROJECTS:

- i. **Shepherd’s Run, Final Approval** – AP 50-4, Lot 12, located on 4780 Tower Hill Road, recorded on August 16, 2021.

4. CHANGE TO COASTAL COMMUNITY STRUCTURE: None.

I. COMMENTS FROM BOARD MEMBERS AND/OR PLANNING DIRECTOR

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.

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. Please be advised that the Planning Board intends to discuss and/or act upon each and every item appearing on this agenda.
3. 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.”
4. 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.
5. 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.