



**SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO**

**South County Hospital
Zoning Map & Text Amendments**

October 13, 2021

Overview

The applicant, South County Hospital (SCH), has submitted two (2) parallel zoning amendment applications relating to the Institutional Master Plan requirements for healthcare facilities within GI Zoning Districts (Zoning Text Amendment), as well as existing conditions imposed specifically on the subject property as part of a previously approved Zoning Map Amendment.

In their application material SCH asserts that the purpose of the proposed Zoning Text Amendment is to streamline and simplify SCH's filing requirements, as well as its long-range strategic plans for growth. The applicant indicated that *"The current text of Section 603.2(C) of the Zoning Ordinance requires hundreds of hours of preparation, multiple experts and vendors; and hundreds of pages of documentation"* and they also state that *"Over the past eighteen months, when SCH attempted to comply with Section 603.2(C), they received conflicting advice from various Town officials and had to substantially redraft the plan, causing SCH and the Town to expend tremendous effort, energy, and expense. The process is overly burdensome."* Additionally the applicant states *"As written, Section 603.2(C) does not achieve any goals for the Town and does not benefit SCH. The process does not allow for the approval of even minimal changes to the Campus. SCH's proposed amendment will simplify the process, so that SCH's long-range and/or strategic plans are submitted to the Town and treated as development plan review, versus the more complex process of major land development review."*

In regard to the Zoning Map Amendment, *"The applicant is requesting an amendment to the zoning map to rezone this parcel as GI without conditions. The applicant requests this amendment to clear up any inconsistencies with prior map amendments and decisions."*

Zoning Text Amendments

Based on their submission material, the applicant is proposing the following amendments to Section 603.2(C) which have been generalized for the purpose of this memo:

Section 603.2(C) – Master Plan requirement

- Proposed reclassification of *Master Plan* to *Institutional Long-Range Plan*.
- Reclassifying the review process for approval from *Major Land Development (MLD)* to *Development Plan Review (DPR)*.
- Removal of the statement that the plan shall be in compliance with the use and dimensional requirements of the Zoning Ordinance and the Comprehensive Plan.

Section 603.2(C)(1) - Purpose

- Adds reference to historic resources, and consistency with the Town's Comprehensive Plan and adopted land use policies.
- Removal of the requirements that the plan shall include an implementation element as well as 5-year schedule of improvements to achieve the goals and objectives of the plan.

Section 603.2(C)(2) – Filing Requirements

- Restructures the formatting and sentence structure of the paragraph regarding the updating of the plan every 5-years.
- Removes the limitations on the number of amendments allowed within the five (5) year approval period.

Section 603.2(C)(3) - Procedure

- Removes reference to Major Land Development review process.
- Adds *3(A) Institutional Long-Range Plan Pre-Submittal Public Participation* which includes:
 - The general requirement that the institution shall undertake a public participation process to include one neighborhood presentation of the major proposals in the plan.
 - A provision that a pre-application meeting with the Planning Board be held on a new or amended plan at the discretion of the Administrative Officer.
- Adds *3(B) Action by Planning Board* and includes language that these plans and amendments are reviewed by the Planning Board for compliance with the comprehensive plan and this ordinance at a regularly scheduled meeting following submittal of a complete application.

Section 603.2(D) – Master plan contents

- Replaces the classification of *Master Plan* to *Long-Range Plan*.
- (2) Specifies the listing of all existing buildings owned or leased by the hospital to be those *within the hospital campus*.
- (4) Removes the requirement of submitting a traffic circulation plan and removes references to parking and loading, sidewalk/pedestrian circulation, delivery, and emergency access and related circulation analysis and/or assessment.
- Added language specific to studying traffic conditions, traffic generation, and impacts, with the scope of said traffic study established through consultation with the Administrative Officer.
- (5) Specifies listing proposed changes in land holdings of the institution to those *within or contiguous to the hospital campus*, including property to be sold *or acquired*.
- (7) and (9) Removes reference or consideration of parking garage(s) as it relates to proposed capital improvements and/or demolition of existing structures.
- (12) Restructures the formatting and sentence structure of the paragraph regarding the filing of a Certificate of Need.

Section 603.2(E) – Modifications to Approved Institutional Long-Range Plans

- New additional section and language proposed by the applicant which outlines a list of potential *development actions that shall be considered consistent with an approved institutional long-range plan, even if not specifically shown on that approved institutional long-range plan*.

Zoning Map Amendment

The applicant has also requested that the previous conditions historically imposed by the Town Council through prior Zoning Amendments be eliminated. A timeline of amendments pertaining to SCH is provided below:

1997 Zoning Text/Map Amendment

The first Zoning Text/Map Amendment relative to SCH was in 1997 when the zoning designation of the property was changed from Residential (R10) to Public (P) and standards were imposed in what was then Article 11, Sections 1100-1102. Prior to the 1997 Zoning Amendment, SCH was considered a non-conforming use as it was located in a residential (R10) zoning district and therefore required zoning

relief for any type of improvement, expansion, or modification. The non-conforming use issue was resolved in April of 1997 when the Town Council adopted language within the Zoning Ordinance that recognized healthcare institutions within Public (P) Zoning Districts as permitted uses provided these institutions developed Institutional Master Plans. The Master Plan would not only provide the Town the ability to review impacts from anticipated future development but also provided a somewhat streamlined administrative permitting process for planned improvements. In approving the 1997 amendment the Town Council found that the amendments “...will provide a more comprehensive review and approval process for future development of the Hospital Campus...” and “The Board finds that the Hospital is a community asset which should be permitted to grow in a manner which will minimize impacts on adjacent residential property.”

Conditions imposed on the approved map amendment required the Hospital to pursue options in obtaining direct access to Route 1 as the Town Council recognized the impact from traffic on adjacent residential neighborhoods. Said conditions of this Zone Change approval included the following in (blue text):

Alternative Access/Egress Analysis

The South County Hospital shall evaluate the development of an alternative Access/Egress to the Hospital Campus. Said evaluation shall include review of several access alternatives involving property currently owned by the State of Rhode Island and used for the South Bound On-Ramp to Route 1 from Salt Pond Road and property owned by the Town of South Kingstown located between the Route 1 Right of Way and the land of South County Hospital. Access/egress alternatives shall include but not limited to variations of the following design factors:

Closure of the Route 1 On-Ramp.

- Development of a municipal frontage road (one or two way traffic movement) to provide Hospital access to Salt Pond Road.
- Development of a Route 1 South Egress from South County Hospital Property

Maintain the Route 1 On-Ramp.

- Development of a frontage road, along the existing On-Ramp, to the South County Hospital property.
- Development of a Route 1 South Egress, from the South County Hospital Property via the Town owned property or off the existing On-Ramp.

The South County Hospital also agrees to prepare, at its sole expense, the necessary Traffic Studies and Road Design Engineering Plans for conceptual approval discussions with officials of the RIDOT in order to develop solution(s) which are mutually agreeable to the Hospital and the Town. If determined to be feasible by RIDOT, such options shall be submitted to the Planning Board for review and comment within one (1) year of Master Plan approval. If approved by the Planning Board as an amendment to the original 5-year Master Plan, such plans shall then be submitted to applicable State and/or Federal agencies for construction permits. All new access construction shall be completed within the original 5-year Master Plan approval period.

Should no viable solution for alternative access be approved by State and/or Federal agencies, no further construction, other than those listed in the approved Master Plan, that will add traffic to Kenyon Avenue or contiguous streets, will be permitted by the Town in subsequent renewals or amendments to the Master Plan.

2000 Zoning Map Amendment

In 1999 the Town Council approved the town-wide Zoning Amendments referred to as Phase 2 Zoning and re-designated Zoning Districts in the Town. As part of this rezoning, what was formerly referred to as Public (P) Zoning Districts were re-characterized as Government & Institutional (GI) Zoning Districts. The standards for Healthcare Institutions that were previously adopted by the Town Council in 1997

(Article 11, Sections 1100-1102) were carried over into the GI Zoning District regulations (Article 6, Section 603).

In early 2000 the Hospital, through a zoning amendment request, asked the Town Council to remove conditions outlined within Section 603 of the Zoning Ordinance previously imposed by the Town Council on April 23, 1997. This request was initiated as SCH wanted to make further improvements and expand beyond the limits of the current (1997) Master Plan and requested to eliminate those conditions associated with access/egress to Route 1 previously imposed. On June 26, 2000 the Town Council considered this zoning text amendment during a Public Hearing and in consideration of a letter of recommendation from the Planning Board. In the April 13, 2000 positive Planning Board recommendation, one of the Findings of Fact the Planning Board found indicated:

1. *The condition language that South County Hospital Health Care System seeks to delete effectively prevents the consideration of the new Master Plan. Its deletion is viewed as removing an administrative and procedural impediment from the consideration of the new Master Plan proposed by South County Hospital.*

The Town Council approved this zoning text amendment but modified the recommended Findings of Fact to include the following:

11. The Town Council disagrees with the Planning Board's Finding of Fact #4 and considers the condition placed on the April 23, 1997 zone change more than a mere "administrative and procedural impediment". The condition imposed by the Town Council on April 23, 1997 is necessary to ensure that future growth of the Hospital remains consistent with the goals set forth in the Comprehensive Plan; and,
12. Section 45-22.2-5(A)(1) of the Comprehensive Planning and Land Use Regulation Act, and as recognized in Section O.1 of the Services and Facilities Element of the South Kingstown Comprehensive Plan states that communities are required to "plan for future land use which relates development to land capability...and provides for orderly provision of facilities and services;" and,
13. Section 45-22.2-3(C)(1) of the Comprehensive Planning and Land Use Regulation Act states a goal of the comprehensive planning process is not only to promote the orderly growth and development that not only recognizes the availability of existing and proposed public and/or private services and facilities, but the need to consider the suitability of a site for such a use.

The Town Council voted to approve the amendment of the prior conditions imposed in 1997 as follows (with conditions deleted shown in ~~red strikethrough-text~~ and conditions added in blue underlined text):

Alternative Access/Egress Analysis

The South County Hospital shall evaluate the development of an alternative Access/Egress to the Hospital Campus. Said evaluation shall include review of several access alternatives involving property currently owned by the State of Rhode Island and used for the South Bound On-Ramp to Route 1 from Salt Pond Road and property owned by the Town of South Kingstown located between the Route 1 Right of Way and the land of South County Hospital. Access/egress alternatives shall include but not limited to variations of the following design factors:

Closure of the Route 1 On-Ramp.

- Development of a municipal frontage road (one or two way traffic movement) to provide Hospital access to Salt Pond Road.
- Development of a Route 1 South Egress from South County Hospital Property

Maintain the Route 1 On-Ramp.

- Development of a frontage road, along the existing On-Ramp, to the South County Hospital property.

- Development of a Route 1 South Egress, from the South County Hospital Property via the Town owned property or off the existing On-Ramp.

The South County Hospital also agrees to prepare, at its sole expense, the necessary Traffic Studies and Road Design Engineering Plans for conceptual approval discussions with officials of the RIDOT in order to develop solution(s) which are mutually agreeable to the Hospital and the Town. If determined to be feasible by RIDOT, such options shall be submitted to the Planning Board for review and comment within one (1) year of Master Plan approval. If approved by the Planning Board as an amendment to the original 5-year Master Plan, such plans shall then be submitted to applicable State and/or Federal agencies for construction permits. All new access construction shall be completed within the original 5-year Master Plan approval period.

~~Should no viable solution for alternative access be approved by State and/or Federal agencies, no further construction, other than those listed in the approved Master Plan, that will add traffic to Kenyon Avenue or contiguous streets, will be permitted by the Town in subsequent renewals or amendments to the Master Plan.~~

No institutional enlargement, expansion or intensification beyond the proposed new uses shown on the Master Plan for South County Hospital Healthcare System (as depicted on plans entitled "South County Hospital, Expanded Emergency Department, Renovated and Expanded Ambulatory Services Facilities, Materials Management Building and Expanded Parking, Wakefield, Rhode Island", dated January 10, 2000) shall be permitted.

In addition to the above, the following conditions were added:

1. A full landscape screen of mature trees and/or nursery stock shall be constructed along the westerly perimeter of the Hospital in order to provide an effective audio and visual buffer between the Hospital and residential property on Hillcrest Road. Substantial landscaping within the interior of the site must be developed to visibly screen new building additions and hospital functions from the view of abutting residential properties;
2. A full landscape screen of mature trees and/or nursery stock shall be installed along the easterly perimeter of the Hospital adjacent to the westerly right of way line of Town Farm Road from its intersection with Kenyon Avenue to the southerly extent of the Hospital's property, a distance of approximately 400 feet, more or less. This screen shall incorporate the construction of a solid fence, guardrail and mature evergreen plantings in order to block the views of Hospital parking areas and circulator driveways from residents of Town Farm Road and Dobson Street. The Planning Board may require the construction of a retaining wall to be incorporated into this screen. In addition, a partial landscape screen shall be installed from the intersection of Dobson Street and Town Farm Road along the easterly perimeter of the Hospital, a distance of approximately 200 feet in order to screen views of the Hospital from the existing Town ball field;
3. A master lighting plan of all exterior lighting on the Hospital campus shall be submitted to the Planning Board as part of Master Plan approval, along with an analysis of lighting levels in all off-street parking areas. The analysis shall include an evaluation of the effect exterior lighting has on adjacent residential property, public streets and wetlands. Existing lighting shall be replaced or modified if necessary, and proposed future lighting shall be designed so as to minimize deleterious impacts to said adjacent properties;
4. The proposed parking structure shall be limited to a maximum of two levels (ground level and deck level). It shall be designed so as to be inconspicuous from adjacent residential property, in particular property on Hillcrest Road. Lighting on both levels of the parking facility shall be controlled so as to minimize glare and spillover to areas outside the structure itself. Glare from headlights of vehicles using the facility at night shall be blocked from outside view. Noise impacts from the proposed deck shall be evaluated and measures shall be taken to eliminate any impacts that would disturb residential areas and wildlife in adjacent wetland areas;

5. Parking and loading areas for ambulances and emergency vehicles, if located on the west side of the proposed Emergency Department, shall be fully enclosed by natural and man-made soundproofing barriers so as to effectively reduce any noise levels that would exceed permissible sound levels for residential receptors as provided in Section 507.15 of the zoning ordinance;
6. The Hospital shall study the feasibility of relocating the proposed materials management building to orient the building toward the south, or in a configuration facing away from the Hillcrest Road residential area. If the Planning Board feels that this reconfiguration is infeasible during its review of the Master Plan, the parking and loading area for the proposed materials management building shall be fully enclosed or screened so as to create a visual and audio barrier to adjacent residential properties on Hillcrest Road;
7. The proposed helistop shall be located in an area which minimizes noise impacts associated with takeoff and landing, especially during evening hours. The location of this facility shall be coordinated with the FAA, and final location shall be subject to the approval of the Planning Board;
8. A construction staging and building demolition plan shall be prepared to address the impacts of noise, dust, traffic, vibration, access, hours of operation and other effects of site and building construction and demolition on adjacent residential property and wetland areas;
9. The Hospital shall provide the Planning Board with a report on the status of their Master Plan improvements on an annual basis. This report shall contain information on the status and timing of all new and proposed construction, and shall describe all improvements completed as of the date of the report as well as an estimate of the future new construction anticipated by the Hospital for a period of 5 years from the date of the report;
10. Once every two years, the Hospital shall provide the Planning Board with a study assessing traffic conditions on the Hospital property and streets in the vicinity of the Hospital. The first report shall be provided six months after the date of issuance of the Certificate of Occupancy for the new Emergency Department. Should any traffic study find unsafe traffic conditions being generated by vehicles accessing, exiting or traveling within the Hospital property, the Hospital shall immediately undertake efforts, in conjunction with the Town and its agencies, including the Planning Board, to alleviate those conditions;
11. During Master Plan review, the Planning Board shall have the authority to require the Hospital to provide any plans, drawings, studies, or other information necessary to ensure that the approved Master Plan is consistent with the conditions attached to this amendment to the zoning ordinance; and,
12. Notwithstanding the provisions of this zoning ordinance amendment, minor changes may be made to the approved Master Plan pursuant to the provisions of Section VI.C.2 of the Subdivision and Land Development Regulations. Major changes to the approved Master Plan, as defined in Section VI.C.3 of the Subdivision and Land Development Regulations, shall require subsequent amendment of the conditions attached to this amendment to the zoning ordinance by the Town Council. Provided, however that interior renovations and changes in the interior layout of rooms within the Hospital are not considered changes to the approved Master Plan.

2001 Zoning Map Amendment

In the spring of 2001 the SCH submitted another zoning text amendment in advance of the submission of their 2001 Institutional Master Plan. The reason for this request was that the zoning amendments and conditions adopted by the Town Council on June 26, 2000 pertained specifically to the prior master plan proposal. The then zoning text at the time referred only to plans dated January 10, 2000. SCH asserted that the existing text essentially precluded initiation of the process to consider the revised

master plan. The hospital proposal also requested that the text and conditions applied on June 26, 2000 be eliminated so that the property at AP 64-1, lot 122 would be zoned GI (Government and Institutional) without conditions.

The Town Council voted to approve the amendment of the prior conditions imposed in 2000 as follows (with conditions deleted shown in ~~red strikethrough text~~ and conditions added in blue underlined text):

Alternative Access/Egress Analysis

~~The South County Hospital shall evaluate the development of an alternative Access/Egress to the Hospital Campus. Said evaluation shall include review of several access alternatives involving property currently owned by the State of Rhode Island and used for the South Bound On-Ramp to Route 1 from Salt Pond Road and property owned by the Town of South Kingstown located between the Route 1 Right of Way and the land of South County Hospital. Access/egress alternatives shall include but not limited to variations of the following design factors:~~

~~Closure of the Route 1 On-Ramp.~~

- ~~○ Development of a municipal frontage road (one or two way traffic movement) to provide Hospital access to Salt Pond Road.~~
- ~~○ Development of a Route 1 South Egress from South County Hospital Property~~

~~Maintain the Route 1 On-Ramp.~~

- ~~○ Development of a frontage road, along the existing On-Ramp, to the South County Hospital property.~~
- ~~○ Development of a Route 1 South Egress, from the South County Hospital Property via the Town owned property or off the existing On-Ramp.~~

~~The South County Hospital also agrees to prepare, at its sole expense, the necessary Traffic Studies and Road Design Engineering Plans for conceptual approval discussions with officials of the RIDOT in order to develop solution(s) which are mutually agreeable to the Hospital and the Town. If determined to be feasible by RIDOT, such options shall be submitted to the Planning Board for review and comment within one (1) year of Master Plan approval. If approved by the Planning Board as an amendment to the original 5-year Master Plan, such plans shall then be submitted to applicable State and/or Federal agencies for construction permits. All new access construction shall be completed within the original 5-year Master Plan approval period.~~

~~No institutional enlargement, expansion or intensification beyond the proposed new uses shown on the Master Plan for South County Hospital Healthcare System (as depicted on plans entitled "South County Hospital, Expanded Emergency Department, Renovated and Expanded Ambulatory Services Facilities, Materials Management Building and Expanded Parking, Wakefield, Rhode Island", dated January 10, 2000) shall be permitted.~~

- ~~1. A full landscape screen of mature trees and/or nursery stock shall be constructed along the westerly perimeter of the Hospital in order to provide an effective audio and visual buffer between the Hospital and residential property on Hillcrest Road. Substantial landscaping within the interior of the site must be developed to visibly screen new building additions and hospital functions from the view of abutting residential properties;~~
- ~~2. A full landscape screen of mature trees and/or nursery stock shall be installed along the easterly perimeter of the Hospital adjacent to the westerly right of way line of Town Farm Road from its intersection with Kenyon Avenue to the southerly extent of the Hospital's property, a distance of approximately 400 feet, more or less. This screen shall incorporate the construction of a solid fence, guardrail and mature evergreen plantings in order to block the views of Hospital parking areas and circulator driveways from residents of Town Farm Road and Dobson Street. The Planning Board may require the~~

- construction of a retaining wall to be incorporated into this screen. In addition, a partial landscape screen shall be installed from the intersection of Dobson Street and Town Farm Road along the easterly perimeter of the Hospital, a distance of approximately 200 feet in order to screen views of the Hospital from the existing Town ball field;
- ~~3. A master lighting plan of all exterior lighting on the Hospital campus shall be submitted to the Planning Board as part of Master Plan approval, along with an analysis of lighting levels in all off-street parking areas. The analysis shall include an evaluation of the effect exterior lighting has on adjacent residential property, public streets and wetlands. Existing lighting shall be replaced or modified if necessary, and proposed future lighting shall be designed so as to minimize deleterious impacts to said adjacent properties;~~
 - ~~4. The proposed parking structure shall be limited to a maximum of two levels (ground level and deck level). It shall be designed so as to be inconspicuous from adjacent residential property, in particular property on Hillcrest Road. Lighting on both levels of the parking facility shall be controlled so as to minimize glare and spillover to areas outside the structure itself. Glare from headlights of vehicles using the facility at night shall be blocked from outside view. Noise impacts from the proposed deck shall be evaluated and measures shall be taken to eliminate any impacts that would disturb residential areas and wildlife in adjacent wetland areas;~~
 - ~~5. Parking and loading areas for ambulances and emergency vehicles, if located on the west side of the proposed Emergency Department, shall be fully enclosed by natural and man-made soundproofing barriers so as to effectively reduce any noise levels that would exceed permissible sound levels for residential receptors as provided in Section 507.15 of the zoning ordinance;~~
 - ~~6. The Hospital shall study the feasibility of relocating the proposed materials management building to orient the building toward the south, or in a configuration facing away from the Hillcrest Road residential area. If the Planning Board feels that this reconfiguration is infeasible during its review of the Master Plan, the parking and loading area for the proposed materials management building shall be fully enclosed or screened so as to create a visual and audio barrier to adjacent residential properties on Hillcrest Road;~~
 - ~~7. The proposed helistop shall be located in an area which minimizes noise impacts associated with takeoff and landing, especially during evening hours. The location of this facility shall be coordinated with the FAA, and final location shall be subject to the approval of the Planning Board;~~
 - ~~8. A construction staging and building demolition plan shall be prepared to address the impacts of noise, dust, traffic, vibration, access, hours of operation and other effects of site and building construction and demolition on adjacent residential property and wetland areas;~~
 - ~~9. The Hospital shall provide the Planning Board with a report on the status of their Master Plan improvements on an annual basis. This report shall contain information on the status and timing of all new and proposed construction, and shall describe all improvements completed as of the date of the report as well as an estimate of the future new construction anticipated by the Hospital for a period of 5 years from the date of the report;~~
 - ~~10. Once every two years, the Hospital shall provide the Planning Board with a study assessing traffic conditions on the Hospital property and streets in the vicinity of the Hospital. The first report shall be provided six months after the date of issuance of the Certificate of Occupancy for the new Emergency Department. Should any traffic study find unsafe traffic conditions being generated by vehicles accessing, exiting or traveling~~

~~within the Hospital property, the Hospital shall immediately undertake efforts, in conjunction with the Town and its agencies, including the Planning Board, to alleviate those conditions;~~

- ~~11. During Master Plan review, the Planning Board shall have the authority to require the Hospital to provide any plans, drawings, studies, or other information necessary to ensure that the approved Master Plan is consistent with the conditions attached to this amendment to the zoning ordinance; and,~~
- ~~12. Notwithstanding the provisions of this zoning ordinance amendment, minor changes may be made to the approved Master Plan pursuant to the provisions of Section VI.C.2 of the Subdivision and Land Development Regulations. Major changes to the approved Master Plan, as defined in Section VI.C.3 of the Subdivision and Land Development Regulations, shall require subsequent amendment of the conditions attached to this amendment to the zoning ordinance by the Town Council. Provided, however that interior renovations and changes in the interior layout of rooms within the Hospital are not considered changes to the approved Master Plan.~~

No institutional enlargement, expansion or intensification beyond the proposed new uses as outlined in the documents entitled 'Request for Zoning Change, South County Hospital Healthcare System, Dated April 6, 2001 and South County Hospital Facility Improvement Program, Dated April 6, 2001' shall be permitted.

In addition, the Planning Board shall consider the following issues during the subsequent review of the Master Plan to be filed by South County Hospital Healthcare System:

1. A master lighting plan of all exterior lighting on the Hospital campus shall be submitted to the Planning Board as part of Master Plan approval, along with an analysis of lighting levels in all off-street parking areas. The analysis shall include an evaluation of the effect exterior lighting has on adjacent and/or surrounding residential property, public streets and wetlands. Existing lighting shall be replaced or modified if necessary and proposed future lighting shall be designed so as to minimize deleterious impacts to said adjacent and/or surrounding properties;
2. A construction staging and building demolition plan shall be prepared to address the impacts of noise, dust, traffic, vibration, access, hours of operation and other effects of site and building construction and demolition on adjacent residential property and wetland areas;
3. The Hospital shall provide the Planning Board with a report on the status of their Master Plan improvements on an annual basis. This report shall contain information on the status and timing of all new and proposed construction, and shall describe all improvements completed as of the date of the report as well as an estimate of the future new construction anticipated by the Hospital for a period of 5 years from the date of the report;
4. Once every two years, the Hospital shall provide the Planning Board and Town Council with a study assessing traffic conditions on the Hospital property and streets in the vicinity of the Hospital. The first report shall be provided six months after the date of issuance of the Certificate of Occupancy for the new Emergency Department. Should any traffic study find unsafe traffic conditions being generated by vehicles accessing, exiting or traveling within the Hospital property, the Hospital shall immediately undertake efforts, in conjunction with the Town and its agencies, including the Planning Board, to alleviate those conditions, including the consideration of direct access to Route 1;
5. During Master Plan review, the Planning Board shall have the authority to require the Hospital to provide any plans, drawings, studies, or other information necessary to ensure that the approved Master Plan is consistent with the conditions attached to this amendment to the zoning ordinance; and

6. [Notwithstanding the provisions of this zoning ordinance amendment, minor changes may be made to the approved Master Plan pursuant to the provisions of Section VI.C.2 of the Subdivision and Land Development Regulations. Major changes to the approved Master Plan, as defined in Section VI.C.3 of the Subdivision and Land Development Regulations, shall require subsequent amendment of the conditions attached to this amendment to the zoning ordinance by the Town Council. Provided, however that interior renovations and changes in the interior layout of rooms within the Hospital are not considered changes to the approved Master Plan.](#)

Closing Note from Staff

The above information has been provided in an attempt to detail the timeline associated with regulatory changes that have been proposed by the applicant (South County Hospital) over time and how the Planning Board and Town Council have ruled on those applications. As staff to the Planning Board we are looking forward to the applicant's full presentation on October 12, 2021 at the Board's work session. Since the presentation is also a significant part application process we reserve the right to provide a complete review of the application after the presentation.