



Town of South Kingstown

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PLANNING BOARD REGULAR SESSION - MEETING AGENDA

Tuesday, November 23, 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 LOCATION. DUE TO RECENT CHANGES IN STATE LAW, FULLY VIRTUAL MEETINGS ARE NO LONGER PERMITTED. ALL BOARD MEMBERS MUST ATTEND IN PERSON UNTIL FURTHER NOTICE. MEMBERS OF THE PUBLIC ARE ALSO WELCOME AND ENCOURAGED TO ATTEND IN-PERSON. MEMBERS OF THE PUBLIC WHO WISH TO PARTICIPATE IN THE MEETING MUST EITHER APPEAR IN-PERSON OR SUBMIT WRITTEN COMMENTS IN ADVANCE OF THE MEETING. STANDARD TOWN HALL COVID PROTOCOLS APPLY TO ALL MEETING ATTENDEES. ATTENDEES WHO ARE NOT VACCINATED MUST WEAR A MASK & MAINTAIN SOCIAL DISTANCING.

Planning Board Appointed Members

Mack Maria H., Chair
Susan Axelrod

Joseph T. Murphy, Vice Chair
Paul Jordan
Josh Daly

Peter DiStefano
Robyn Pothier

Ex Officio Members

Theresa Murphy, Interim Town Manager
Dr. Frank Pallotta, Interim 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:

[October 13, 2021 Work Session](#)

[October 26, 2021 Regular Session](#)

D. SUBDIVISIONS AND LAND DEVELOPMENT PROJECTS:

- PUBLIC INFORMATIONAL MEETING/PUBLIC HEARING: MAJOR MULTI-HOUSEHOLD LAND DEVELOPMENT, CONCEPTUAL MASTER PLAN – [Magnolia Lane](#) (Continued from 10/26/21)** 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. **Applicant has requested that this hearing be continued to December.*

E. DEVELOPMENT PLAN REVIEW:

1. **PUBLIC HEARING: DEVELOPMENT PLAN REVIEW, ADVISORY TO THE ZONING BOARD – [Union Fire Matunuck \(Station 7\)](#), (continued from 10/26/21)** 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. REPORTS AND SPECIAL ITEMS:

G. (CA) REPORT OF THE ADMINISTRATIVE OFFICER: Actions taken/recorded in October 2021 –

1. **ADMINISTRATIVE SUBDIVISIONS:** None
2. **MINOR SUBDIVISIONS:** None
3. **MAJOR SUBDIVISIONS and LAND DEVELOPMENT PROJECTS:** None
4. **CHANGE TO COASTAL COMMUNITY STRUCTURE:** None

H. COMMENTS FROM BOARD MEMBERS AND/OR PLANNING DIRECTOR:

I. 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.