



Town of South Kingstown Planning Board

Regular Session Agenda Meeting Agenda
Tuesday, August 26, 2025 at 6:30 PM
South Kingstown Town Hall, Town Council Chambers
180 High Street, Wakefield, RI 02879
www.southkingstownri.gov

Maria H. Mack, Chair
Susan Axelrod, Vice Chair
Elizabeth Karp, Secretary
Joseph Murphy
Robyn Pothier
Kaiper Wilson
vacancy

A. Call to Order & Roll Call:

B. Approval of Minutes:

1. July 8, 2025 Planning Board Work Session
2. July 22, 2025 Planning Board Regular Session

C. Subdivisions and Land Development Projects:

1. **PUBLIC HEARING: Change to a Previously Approved Plan, Major Multi-Household Land Development Project - 571 Main Street***
The applicant is requesting to change the previously approved Conceptual Master Plan to reconfigure units and site design of the proposed thirty-six (36) unit residential development and associated site improvements, originally approved on November 13, 2014 with extensions granted through June 30, 2026. Located at 571 Main Street on Assessor's Map 56-3, Lot 137. Roland Fiore, *applicant/owner*. (*Continued from 6/11/24; 7/23/24; 7/31/24; 8/15/24; 9/12/24; 10/10/24; 10/22/24; 12/10/24; 1/28/25; 4/22/25; and 6/24/25).
2. **Major Subdivision (Comprehensive Permit), Pre-Application Concept Plan - Frederick Hazard Subdivision**
The applicant is proposing a 3-lot subdivision and the creation of substandard (non-conforming) lots for residential development intended to be created as affordable dwelling units. Located at 427 Saugatucket Road on Assessor's Map 41, Lot 18. Frederick Hazard, *applicant*; Mollie M. Hansen & Frederick M. Hazard, (TE), *owner*.
3. **Major Subdivision (Flexible Frontage), Pre-Application Concept Plan - 23 Rockland Drive Subdivision**
The applicant is proposing a 3-lot subdivision and associated Site improvements using the Flexible Frontage provisions of the Zoning Ordinance. Located at 23 Rockland Drive on Assessor's Map 56-2, Lot 7. 5A Builders, LLC, *applicant*; Kathleen A. Salisbury, *owner*.

D. Development Plan Review:

E. Recommendations to Town Council:

F. Reports and Special Items:

G. Report of Administrative Officer:

1. Decision(s) of the Administrative Officer in accordance with RIGL.

H. Designation of Duty Member for Next TRC Meeting:

1. Wednesday, September 10, 2025

I. Adjournment:

