



Town of South Kingstown Planning Board

Regular Session Agenda Meeting Agenda
Tuesday, September 23, 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. August 14, 2025 PBWS
2. August 26, 2025 PBRs

C. Subdivisions and Land Development Projects:

1. **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*.
2. **Major Land Development Project, Extension/Reinstatement of Preliminary Plan Approval - Wakefield Alzheimer's Care Facility**
The applicant has submitted a request for an extension/reinstatement of the Preliminary Plan Approval originally granted on September 24, 2019, and subsequently extended in 2021 and 2022 in 1-year increments, and again in 2023 for a 2-year period which expired on September 24, 2025. Assessor's Plat 56-3, Lot 124 located at 521 Main Street. 521 Main Street, LLC, *applicant/owner*.

D. Development Plan Review:

1. **Public Hearing: South County Hospital - [Amendment to Institutional Master Plan and Development Plan Review](#)**
Amendment to incorporate the property at 11 Kenyon Avenue and proposed use for hospital parking into the existing South County Hospital Institutional Master Plan. Located at 11 Kenyon Avenue (Assessor's Plat 64-1, Lot 16) and 100 Kenyon Avenue (Assessor's Plat 64-1, Lot 122). South County Hospital Healthcare System, *applicant/owner*.

E. Recommendations to Town Council:

F. Reports and Special Items:

G. Report of Administrative Officer:

1. Decision of the Administrative Officer in accordance with RIGL.
 - a. Final Plan Approval, Robbins Minor Subdivision - 2-lot Subdivision approval, Assessor's Plat 76-1, Lot 3 located at 380 Camp Fuller Road. Jeffrey D. & Kathy C. Robbins, *applicant/owner*.

H. Designation of Duty Member for Next TRC Meeting:

I. Adjournment: