



Town of South Kingstown Planning Board

Regular Session Agenda Meeting Agenda
Tuesday, October 28, 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
Armand Monaco

A. Call to Order & Roll Call:

B. Approval of Minutes:

1. September 9, 2025 PBWS
2. September 23, 2025 PBRs

C. Subdivisions and Land Development Projects:

1. Major Subdivision, Flexible Design Residential Project (Final Plan Approval - August 29, 2018) - The Woods at Stone Soup Farm
Planning Director referral for a Planning Board Advisory opinion on amendments to a previously approved plan.
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 (Continued from September 23, 2025)*.
3. PUBLIC HEARING: Administrative Subdivision and Unified Development Review — [Geaber Admin Subdivision](#)
Proposing to readjust existing parcel boundaries on Assessor's Plat 57-2, Lots 33 and 34 on Narragansett Avenue, West. Jacqueline Murphy, applicant; Mary B. Geaber Revocable Trust, owner.
4. PUBLIC HEARING: Major Subdivision, Preliminary Plan with Unified Development Review (UDR) - [Saugatucket Acres](#)
Proposed five (5) lot subdivision utilizing flexible frontage and associated site improvements, located at 176 Saugatucket Road, Assessor's Plat 42, Lot 9, JAE Mills, LLC., applicant/owner.
5. PUBLIC HEARING: Major Land Development, Conceptual Master Plan (Comprehensive Permit) — [Lofts on Fairgrounds](#)
Proposed six (6) building multi-family development with a retail/amenity building at the entrance. Each building provides a mixture of studio, one-bedroom, and two-bedroom units for a total of 311 residential units and associated site improvements. Located at 132 Fairgrounds Road on Assessor's Plat 21-3, Lot 9. 132 Fairgrounds, LLC, applicant/owner.

D. Development Plan Review:

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.

Westcott Administrative Subdivision Approval, AP49-4, Lots 2, 3, & 4 located at 111 & 123 Oak Dell Street and 240 Church Street. Emilia Westcott, applicant/owner.

Final Plan Approval, Rohrer/Stedman Minor Subdivision - a 4-lot subdivision located at 507 Curtis Corner Road, Martha Rohrer, owner/applicant.

H. Designation of Duty Member for Next TRC Meeting:

I. Adjournment: