



# Town of South Kingstown Planning Board

Regular Session Agenda Meeting Minutes  
Tuesday, July 22, 2025 at 6:30 PM  
South Kingstown Town Hall, Town Council Chambers  
180 High Street, Wakefield, RI 02879  
[www.southkingstownri.gov](http://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:

The following Planning Board members were present, unless marked absent.

Planning Board Elizabeth Karp  
Planning Board Joseph Murphy  
Planning Board Maria Mack  
Planning Board Susan Axelrod  
Planning Board Robyn Pothier-absent  
Planning Board A. Kaiper Wilson-absent

Also present were James Rabbitt, Director of Planning; Jay Parker, Deputy Director of Planning; Mark Conboy, Town Engineer; Lynn Smith, Planning Associate; and Peter Skwirz, Special Legal Counsel.

## B. Approval of Minutes:

The following motion, made by Susan Axelrod, duly seconded by Planning Board Elizabeth Karp, Passed by unanimous vote.

**Motion:** Approve the Consent Agenda items, as presented.

1. June 24, 2025 PBRS

## C. Subdivisions and Land Development Projects:

1. Minor Subdivision (Comprehensive Permit) Pre-Application Concept Plan – Frederick Hazard Minor Subdivision  
Proposed 2-lot subdivision. Assessor's Plat 41, Lot 18 located at 427 Saugatucket Road. Fredrick Hazard, *applicant*; Frederick Hazard and Mollie Hansen, *owner*.
2. Minor Subdivision, Pre-Application Concept Plan – Geshlider Subdivision  
Proposed 2-lot subdivision of a parcel previously created via Residential Compound. Assessor's Plat 34-4, Lot 33 located at 229 Saugatucket Road. Paul Geshlider, *applicant/owner*.

Matthew Landry, attorney for the applicant, appeared to present the pre-application information and explain the need for waivers for the project. Discussion ensued regarding the nature of a "pre-application"; neighboring property owners being "on board"; wetlands on property; residential compounds originated as less dense, less stringent. Discussion ensued

Mr. Skwirz spoke regarding requirements for residential compounds and future subdivisions. Mr. Landry is to supply Mr. Skwirz with a memo outlining how he feels this could be brought within the Planning Boards discession, particularly addressing the subdivision regulations language; any provisions of the zoning ordinance; any restrictive covenants recorded; and what his position on any changes to the decision approving the plan and whether he could meet the procedural requirements.

**D. Development Plan Review:**

**E. Recommendations to Town Council:**

**F. Reports and Special Items:**

1. Election of Officers

1. Nominations.

Mr. Murphy nominated Maria Mack for Chairperson; was seconded by Ms. Karp.

Mr. Murphy nominated Susan Axelrod for Vice-Chairperson; was seconded by Ms. Karp

Mr. Murphy nominated Liz Karp for Secretary; was seconded by Ms. Axelrod.

2. Vote.

All nominations passed by unanimous vote.

**G. Report from Administrative Officer:**

Mr. Rabbitt gave a brief update on the outreach for the July 30, 2025 "Old Tower Hill Road" meeting.

1. Decisions made by the Administrative Officer on behalf of the Planning Board during the month of June 2025.

Mr. Rabbitt reported on projects being reviewed Administratively for June, 2025.

**H. Designation of Duty Member for Next TRC Meeting:**

Liz Karp volunteered for the 9:00 a.m. TRC meeting on August 13, 2025.

**I. Adjournment:**

Upon motion made by Mr. Murphy duly seconded by Ms. Axelrod, the meeting was adjourned at 7:01 p.m., by unanimous vote.