



Town of South Kingstown Planning Board

Regular Session Agenda Meeting Minutes
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:

Ms. Mack called the meeting to order at 6:30 p.m.

In attendance: Maria Mack, Susan Axelrod, Elizabeth Karp, Joseph Murphy, Robyn Pothier, and A. Kaiper Wilson, for the Planning Board. Staff present included Jay Parker, Deputy Planning Director; Brian Wagner, Principal Planner; Mark Conboy, Town Engineer and Peter Skwirz, Special Legal Counsel.

B. Approval of Minutes:

The following motion, made by Ms. Pothier, duly seconded by Ms. Karp, passed by unanimous vote.

Motion: The South Kingstown Planning Board hereby approves the Minutes and all other Consent Agenda Items as presented".

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).

Mr. Parker reported that the applicant has asked for a continuance to November 25, 2025. Ms. Pothier questioned how applicants are able to continually request continuances. Mr. Skwirz recommended that if the Board finds there are too many continuances, the Board could make note any time that it is "the last" continuance. At that time, the applicant can withdraw the application, without prejudice, and refile as well as re-notice.

The following motion, made by Mr. Murphy, duly seconded by Ms. Wilson, passed by unanimous vote.

Motion: "The South Kingstown Planning Board hereby continues the **PUBLIC HEARING: MAJOR LAND DEVELOPMENT, CHANGE TO A PREVIOUSLY APPROVED CONCEPTUAL MASTER PLAN – 571 Main Street**, to Tuesday, November 25, 2025, with a request of the applicant to notice abutters of this date and post this date on the current Public Notice sign, any additional continuance after this date will require re-notice in compliance with the Sub-Division Regulations".

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*.

There was not an applicant or representative present for this application; item tabled.

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*.

Eric Prive, DiPrete Engineering appeared to present the application. Mr. Prive passed out information to the Planning Board members and staff. Discussion ensued regarding stormwater, creating a new road, yield plans, flexible design, PD to search in records for original subdivision went into place, anything visualized for the proposed road? Public works if there is any community interest with that road being developed?. applicant to show a good plan that does not require any variances. cross-hatched areas on yield plan; proposed driveway; easements, setbacks, structures to be removed,

Mr. Prive requested approval to combined CMP and Preliminary Plan submittals.

The following motion, made by Ms. Wilson, duly seconded by Mr. Murphy, passed by unanimous vote.

Motion: "The South Kingstown Planning Board hereby grants approval to combine the Conceptual Master Plan and Preliminary Plan submittals".

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:

Ms. Axelrod volunteered to attend the September 10, 2025, Technical Review Committee at 9:00 a.m.

1. Wednesday, September 10, 2025

I. Adjournment:

Upon **motion** made by Mr. Murphy; duly seconded by Ms. Wilson, the meeting was adjourned at 7:44 p.m.