



Town of South Kingstown Planning Board

Regular Session Agenda Meeting Minutes
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:

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

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

Maria Mack, Susan Axelrod, Joseph Murphy, Robyn Pothier, A. Kaiper Wilson, (Elizabeth Karp-absen).

Also in attendance were James Rabbitt, Director of Planning, Jay Parker, Deputy Planning Director; Brian Wagner, Principal Planner; Mark Conboy, Town Engineer; Lynn Smith, Planning Associate; and Peter Skwirz, Special Legal Counsel.

B. Approval of Minutes:

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

Motion: The minutes are hereby approved, as presented.

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*.

Frederick Hazard, owner/applicant, appeared to present the application. Mr. Hazard explained what he would like to do with the subject property as well as additional land he owns off of Broad Rock Road.

Discussion ensued. Ms. Mack suggested that Mr. Hazard get information on the mechanics of the affordable aspects of his 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*.

Jeffrey Brenner, Nixon Peabody, attorney for the applicant, appeared to present the application.

Discussion ensued regarding staff comments, changes to the regulations, etc. Mr. Skwirz stated that the applicant is to show "good cause" for the extension request. Mr. Rabbitt commented that the stonewall on Main Street should be kept in good repair.

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

Motion: The South Kingstown Planning Board hereby continues the application to the October 28, 2025, Regular Session, with supporting materials to be submitted before October 17, 2025.

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*.

John Revens, Jr., of Revens, Revens, St. Pierre & Wyllie, attorney for the applicant, appeared to present the application for an amendment to the IMP, and a DPR for an "employee only" parking lot at 11 Kenyon Avenue. Mr. Revens reviewed all meeting recently held, approvals received, abutter's input, and planned signage.

Don Leighton, Landscape Architect appeared to discuss proposed landscape plans and Evelyn Audet, lighting consultant appeared to discuss the proposed lighting plan, discussion ensued.

Andrew Prescott informed the Board that the parking lot is planned for assigned, administrative staff, and the lot will be empty by 5:00 p.m.

Discussion ensued regarding signal crossing; lights facing down; the berm becoming a footpath; landscaping on Salt Pond Road side; and plantings in late fall.

PUBLIC COMMENT:

Lynne Harper, 31 Kenyon Avenue, an immediate abutter. Feels the applicant has done a great job in keeping lighting on the property; questioned height of the proposed pole and pole foundation; stormwater run-off overflow onto new walkway and Salt Pond Road; proposed demolition schedule and advanced notice to butters of demolition; completion date; sidewalk improvement schedule; looking for confirmation that existing fence lines will stay in place; maintenance of new fences; will the lot be assigned to specific employees; signage; why isn't 85 Kenyon demolished and made for parking; concerned that this lot be restricted to off-site surface parking and if use ever changes that the Hospital will need to come back to the Town for an amendment to the Institutional Master Plan. Agrees a sidewalk along Salt Pond Road would be good; however, adding an additional crosswalk would be too dangerous. Any plans to add any additional signage?

Teresa Tanzi - 57 Hillcrest Road, is pleased with the hospital outreach; stated that Salt Pond Road & Kenyon Avenue intersections is listed in "SK Safe streets" as a high-risk network; has requested a Safety Audit; her main concern is putting an intersection there; would like a 3-way stop sign; and is concerned with adequate sidewalks. Would like the town to request a Safety Audit from the State.

Mary Jane Henderson, 33 Hillcrest Road; expressed concern with parking lot run-off into the pond; sidewalks; maintenance of proposed landscaping; and a pruning expert.

Lynne Harper, agrees with the sidewalk along salt pond — any crosswalk other than at the intersection — would be more dangerous.

Scott Lindgren, VHB, engineer, appeared to address and answer questions from the Public and the Planning Board. Discussion ensued regarding the State Traffic Commission and a Safety Audit; traffic-calming measures; substitutes for salt; 85 Kenyon building and parking lot; and an additional sidewalk adjacent to the entrance.

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

Motion: "The South Kingstown Planning Board hereby closes the PUBLIC HEARING: South County Hospital — Amendment to Institutional Master Plan and Development Plan Review."

Mr. Rabbitt reviewed the changes to the Draft Motion, as a result of tonight's discussion.

Ms. Mack requested a formal narrative for instruction and education for appropriate pruning and maintenance be included in the motion.

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

Motion: "The South Kingstown Planning Board hereby approves the application as laid out by the staff memorandum

starting on Page 4 extending through 6, including Finding of Facts A & B on page 5, Conditions of Approval 1 through 8, on 5 through 6, with Condition of Approval 6 & 7 amended by tonight's discussion, and including Conditions of Approval 9 & 10 as discussed by the Administrative Officer (Mr. Rabbitt) and Condition 11, which adds a lower rail to the split-rail fence".

Ms. Mack requested a subsequent letter be sent to the Town Manager, Town Council and the Chief of Police regarding the Safe Street study and the State Traffic Commission.

5 MINUTE BREAK (9:11)

E. Recommendations to Town Council:

F. Reports and Special Items:

Jamie -

1. Main street usa flyer- Sept 29th

2. Main street together - work shop in Cranston October 25

G. Report of Administrative Officer:

Mr. Rabbitt spoke regarding "Main Street Rhode Island" coming to Town on September 29, 2025; a handout was previously distributed to the Planning Board Members; and "Main Street Together", in Cranston, RI, on October 25, 2025.

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:

Wednesday, October 5, 2025, at 9:00 a.m. Ms. Axelrod volunteered to attend.

I. Adjournment:

Upon **motion** made by Mr. Murphy duly seconded by Ms. Pothier, the meeting was adjourned at 9:23 p.m., by unanimous vote.