



Town of South Kingstown Planning Board

Regular Session Agenda Meeting Minutes
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:

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

PRESENT: Planning Board A. Kaiper Wilson
Planning Board Elizabeth Karp
Planning Board Joseph Murphy
Planning Board Maria Mack
Planning Board Robyn Pothier
Planning Board Susan Axelrod
Planning Board Armando Monaco

ABSENT: N/A

Also present were James Rabbitt, Director of Planning; Brian Wagner, Principal Planner; Tracy Owens, Principal Planner; Lynn Smith, Planning Associate; Mark Conboy, Town Engineer; and Peter Skwriz, Special Legal Counsel.

B. Approval of Minutes:

Mr. Rabbitt mentioned to the PB Members the problems to work out with the new Agenda/Minute software the Town is now using.

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

Motion: "The South Kingstown Planning Board hereby approves the Consent Agenda items, with corrections discussed."

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.

Mr. Rabbitt described and explained the reason the request is before the Planning Board.
Jonathan Gilbert, applicant/owner, appeared to discuss the request currently before the Planning Board.

Ms. Wilson requested input from the PB members who were on the board at the time the project was originally approved (Ms. Mack and Mr. Murphy).

Discussion ensued regarding past approval; size of the proposed affordable unit; a provision to keep the affordable as a rental; enforcement of affordable unit; a request for the architectural designs be reviewed by the Administrative Officer before the start of construction.

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

Motion: "The South Kingstown Planning Board hereby agrees that this is an administrative change to a previously

approved subdivision, and was the original intent of that same subdivision; subject to Administrative Officer approval."

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).*

Liz Karp recused herself and removed herself from the Chambers.

Jeffrey Brenner, of Nixon Peabody, attorney for the applicant/owner, appeared to discuss the request to extend the Preliminary Plan Approval to December 31, 2026; and the applicant will review the options for use; if the current vision is not still viable, the applicant will return for another application for a different review.

Discussion ensued: Mr. Murphy agrees with good cause and a 14-month extension;

Mr. Skwirz reminded the Planning Board members that the petition is narrow - do they show good cause or not? There is no way to enforce repair of the wall on Main Street.

Ms. Mack questioned if the lack of maintenance of the wall showed a lack of good faith.

Mr. Skwirz continued: show of good cause 1. Excuse and 2. Will granting an extension allow development to show good cause. Do you feel they have met the good cause standard? If not, deny.

Ms. Wilson stated she has a different option for good cause, and wants to see a nexus between the approval and their inactivity to proceed.

Attorney Brenner stated that the applicant agrees to put the granite blocks back where they came from, stacking them on top.

Ms. Axelrod questioned what 2nd choice use are you thinking about? Mr. Brenner stated that it would probably be a residential use.

Mr. Rabbitt read the draft motion.

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

Motion: "Per the request by and commitment from the applicant, the Planning Board motions to approve an extension to December 31, 2026, as part of and in support of the extension excepts the applicant's commitment to repair the wall by restoring the cut granite blocks in a manner to have them fit back in their original locations in the wall in order to restore and stabilized the wall by December 31, 2027".

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.

Mr. Murphy recused himself and removed himself from the chambers.

Charee Jackson, of Jackson Surveying, Inc, appeared to present the application and answer questions.

Discussion ensued regarding whether the property is on the town sewer; size of the lots; selling lot 34; and Mr. Conboy's memo.

A memo from Mark Conboy dated 10/27/2027 was passed out to Planning Board members before the hearing. Charee Jackson did not have a copy. Mark Conboy read and explained the memo. Ms. Jackson stated she would make the changes. Mr. Rabbitt stated that he would approve the application as Administrative Officer when changes are received (4 items in Mark Conboy memo).

PUBLIC COMMENTS: None

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

Motion: "The South Kingstown Planning Board hereby closes the PUBLIC HEARING: Administrative Subdivision and Unified Development Review — Geaber Admin Subdivision."

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

Motion: The South Kingstown Planning Board hereby grants Administrative Subdivision with Unified Development Review approval to Geaber Administrative Subdivision, a proposed readjust of existing parcel boundaries located on Narragansett Avenue, West and identified as Assessor's Plat 57-2, Lot 33 and 34, Jacqueline Murphy, applicant, Mary B. Geaber Revocable Trust, owner. This approval is based on the revised Draft Motion discussed, with the inclusion of comments from Mark Conboy, South Kingstown Town Engineer".

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.

Michael Monti, attorney for the applicant, appeared to present the application. Atty. Monti was given DPW letter distributed tonight, and stated there were no objections.

Chris Duhamel, DiPrete Eng., appeared to present the engineering portion of the project. Mr. Duhamel also reviewed the landscape plan. Mr. Duhamel also reviewed the TRC meeting. A tree that will be unable to be saved was discussed. The maple (the one further from the street).

Discussion ensued: regarding making the entrance as subtle as possible; the entrance was approved in the Master Plan stage: garage doors not facing entrance way; Mr. Duhamel agreed to reduce the entrance roadway to 18'; curve in entrance way; more trees requested at entrance to soften view from Saugatucket Road; stonewall to be left in natural state; planned drainage structure; trees on site; stormwater and maintenance operational plan; homeowners association; DEM requirements; and the need to scrutinize the proposed landscaping/screening well for possible future structures (ADUs).

PUBLIC COMMENT: None

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

Motion: "The South Kingstown Planning Board hereby closes the PUBLIC HEARING: Major Subdivision, Preliminary Plan with Unified Development Review (UDR) - Saugatucket Acres".

Ms. Mack noted the memo received this evening from Mark Conboy, Town Engineer, and read the 5 items listed, and the discussed additional items to be added to the draft motion: Streetscape entrance; additional planting to create a softer entrance; not deciduous trees; tree protection relative to the oak and the maple; reducing the width of the driveway to 16 with 2' load-bearing shoulders approved by the Fire Marshall;

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

Motion: The South Kingstown Planning Board hereby grants Preliminary Plan approval to Saugatucket Acres, a five (5) lot major flexible frontage subdivision for single family development located at 176 Saugatucket Road, JAE Mills, LLC, owner/applicant. This approval is based on the plan titled "Preliminary Submission, Saugatucket Acres, 176 Saugatucket Road, South Kingstown, Rhode Island, Assessor's Plat 42, Lot 9," Sheets 1-11, revisions through September 9, 2025, prepared by DiPrete Engineering, Inc., Two Stafford Court, Cranston, RI 02920. This approval is based on the following Findings of Fact and Conditions of Approval: Findings of Fact A through F; Findings of Fact in regard to Waivers G through H; Conditions of Approval 1 through 8 in the Staff Memo, and the additional Conditions of Approval as added by tonight's discussion".

5-MINUTE BREAK

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.

Kelley Morris Salvatore, Esq., Darrow Everett LLP, attorney for the applicant, appeared to present the application.

Eric Prive, PE, DiPrete Engineering, appeared to present the engineering portion of the project and answer questions. David M. Berryman, AIA, NCARB, Newbury Design Associates, Inc., appeared to present the architectural design of the project.

Diane C. Soule, RLA, Diane C. Soule & Associates, presented the proposed landscaping for the project.

Joseph Lombardo, AICP, JDL Enterprises, presented the results of the fiscal impact study he prepared.

Douglas R. McLean, AICP, Planning Consultant, appeared to present his report to the Planning Board members.

Paul Bannon, Traffic Engineer, Senior Project Manager, Crossman Engineering, appeared to present the Traffic Study performed.

Discussion ensued regarding: groundwater protection overlay district; vesting after Master Plan stage; town infrastructure capacity; impervious surfaces; rain garden; zoning ordinance; cut-through traffic; density; land zoned industrial; parking on Fairgrounds Road; proposed open space;

Mr. Skwirz explained the density bonuses in regard to a Comprehensive Permit and waivers allowed to be requested. Ms. Mack reminded the Board that they need to be aware of potential negative impacts on existing businesses that exist by right in this industrial zone. Ms. Mack explained her comment regarding vesting because the density and general layout established during the Master Plan stage becomes vested and continues into the Preliminary Plan stage.

PUBLIC COMMENT:

Andy Curtis, whose family owns 141 Fairgrounds and Peace Dale Mill, a past EDC member, expressed concern about the town losing industrial space. The Fairgrounds Road is a very busy industrial area; suggested making industrial space available instead of apartments.

John Copeland, Blueberry Lane, stated that he has major concerns with the project; proximity to the river, a major Aquaphor in the state; impact on the fire department, 2 fire trucks in West Kingston, can not take care of that many apartments with 2 volunteer fire trucks; the area can not handle any more traffic-already backed up every day. What are disadvantages: no retail; no fire trucks; been industrial for centuries; this proposal is a project completely out of character with West Kingston; will be overloaded with apartments; would never invest in this project. What type of clientele? URI students will be the first to come in. Not a good project. To slam six buildings in the middle of a little village does not work.

Allen Pickering, Blueberry Meadows, stated that no one on his road received any notice of any neighborhood meetings; when trying to pull onto 138 there is nowhere to go; astonished at the scale of this proposal; moved to a nice quiet neighborhood; concerned with property values; knows we need housing, but this is not the answer.

Jane Copeland, Blueberry Lane, expressed concern about the impact on groundwater and the Great Swamp. She is currently on well water and not on town septic. They depend on the Aquaphor for their well water; the proposed impervious surfaces are no better than what is there now; and believes way too big for the area; does not fit the neighborhood.

Kevin Foster, Blueberry Meadows, is concerned about density and believes the numbers are understated. Where URI students are concerned, any anticipated density should be multiplied by two.

Rich Collinson, Hundred Acrea Pond, believes it was a great presentation, but the magnitude will overburden the village/town — infrastructure, fire, police. Asks that the town get its own analysis and not depend on one of the developers.

Beth Curtis, 141 Fairgrounds Road, feels the project is too large, taking industrial land; across the street is the bus depot for South Kingstown. Traffic is already backed up; adding a new development will keep buses from being on schedule. Must look at traffic patterns for existing customers and residents.

John Copeland, Blueberry Lane, not one person from West Kingstown is in favor of this proposal.

Jane Carlson Pickering, Blueberry Meadows, was concerned about the size/scope of the project; students moving in noise/breaking things; speakers tonight represent the village.

Mr. Monaco - Would like the applicant to discuss the density waivers required?

Mr. Skwirz stated all density proposed will be on a waiver; minimum density allowed is 5 units per acre but they are requesting 28 units per acre.

Ms. Wilson - Any analysis on the industrial needs of the town?

Mr. Murphy- balance of town needs and the needs of the area — believes the density is too high and is open to more than 5/acre; would like more open space; what impact on schools? Believes the affordable units will have higher number of school-age children; the applicant needs to work on more open space and less density.

Ms. Axelrod — shocked by the density, height, scale of space; would like fewer units and more open space. If the proposed number of units stands, would like more affordable units; architectural design/ ramp up affordable numbers/who is demographic marketing to? If it is to URI, that will be a problem. How do we get assurance they will not be marketed to URI?

Ms. Salvatore stated that this project is not intended for URI students.

Ms. Mack reminded that when this project originally came before the board, it was presented as industrial with a small component of housing.

Mr. Rabbitt reported on a one-page petition in opposition, unsigned, handed to him at tonight's meeting.

Mr. Skwirz, for the record, stated the project deadline for approval/denial will be December 15; only one PB meeting in December on the 9th.

Attorney Salvatore stated an extension, if needed, will be discussed at the next meeting (11/25).

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

Motion: "The South Kingstown Planning Board hereby continues the PUBLIC HEARING: Major Land Development, Conceptual Master Plan (Comprehensive Permit) — Lofts on Fairgrounds, to Tuesday, November 25, 2025."

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:

Ms. Karp volunteered to attend the November 12, 2025, TRC meeting at 9:00 a.m.

I. Adjournment:

Upon Motion made by Mr. Murphy, duly seconded by Ms. Axelrod, the meeting was adjourned at 10:27 p.m., by unanimous vote.