



Town of South Kingstown Planning Board

Regular Session Meeting Agenda
Tuesday, November 25, 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. October 16, 2025 RS/WS Minutes
2. October 28, 2025 RS Minutes

C. Subdivisions and Land Development Projects:

1. CONCEPTUAL MASTER PLAN DECISION, MAJOR LAND DEVELOPMENT PROJECT – [South County Commons, District 5 Apartments](#), Request for Extension of Vesting Period, proposed seventy (70) unit multi-family residential apartment building and associated improvements, AP 50-4, Lots 22 & 26, located on Fairfield Way, Suffolk Realty LLC, *applicant*, Suffolk Realty LLC & Southern RI Hospitality LLC, *owner*.
2. **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, 6/24/25, and 08/26/25). *Applicant requests continuance to January 27, 2026, with acknowledgment that the Public Hearing will be readvertized.*
3. **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*. (Continued from 10/28/2025).
4. **PUBLIC HEARING:** Minor Land Development with Unified Development Review (UDR) - [Greenhouse Dispensary](#)
Preliminary Plan Minor land development requiring a Special Use Permit to convert the existing vacant structure to a retail cannabis dispensary with associated site improvements. Assessor's Plat 57-2, Lot 76 located at 711 Kingstown Road. Greenhouse Dispensary, LLC, *applicant*; Offshore Development, LLC, *owner*.
5. **PUBLIC HEARING:** Minor Land Development, Combined Conceptual Master and Preliminary Plan Review — [82 Main Street](#)
Construction of a mixed-use structure with two (2) 2nd floor residential units and associated site improvements. Located at 82 Main Street on Assessor's Plat 57-1, Lot 73. Keystone, LLC, *applicant/owner*.

D. Development Plan Review:

NONE

E. Recommendations to Town Council:

1. **ZONING MAP & TEXT AMENDMENT – Peace Dale Preserve**, request to create a new zoning district designated as "Peace Dale Preserve Special Management District," on the applicant's R40 (medium density residential) property and to make associated changes to the zoning map. AP 33, Lot 30, BWJW LLC, *applicant/owner*.

F. Reports and Special Items:

NONE

G. Report of Administrative Officer:

1. Decision of the Administrative Officer in accordance with RIGL.

Change to Coastal Community Structure: Lombardi - 240 Cards Pond Road (14E6), Assessor's Plat -92-1, Lot 9-15. Recorded October 17, 2025.

Major Land Development, Comprehensive Permit, Final Plan Approval: Village at South County Commons, Buildings 26 & 28 - 2 Fairfield Way, Assessor's Plat 50, Lots 1, 14, 15, 18, 20, 21, 23, 24, 25, 26, and 27. Recorded October 22, 2025.

Major Land Development, Final Plan Approval: 507-509 High Street, McCrory - 507 & 509 High Street, Assessor's Plat 48-3, Lot 150. Recorded October 28, 2025.

H. Designation of Duty Member for Next TRC Meeting:

I. Adjournment: