



# Town of South Kingstown Planning Board

Regular & Work Session Meeting Agenda  
Tuesday, December 16, 2025 at 6:30 PM  
South Kingstown Recreation Center  
30 St. Dominic Road , 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  
Armand Monaco

**A. Call to Order & Roll Call:**

**B. REGULAR SESSION - 12/16/2025**

**C. Approval of Minutes:**

NONE

**D. Subdivisions and Land Development Projects:**

1. Major Subdivision, Comprehensive Permit — William H. Baker Homestead, Request for an Extension of Preliminary Plan approval, proposed two (2) lot subdivision, submitted as a Comprehensive Permit, containing one (1) 2-family dwelling on one parcel and one (1) single-family parcel being deed-restricted for low and moderate income occupancy, located on Oak Dell Street, AP 48-3, Lot 111, Christopher R. DePaola, applicant, Christopher R. DePaola & Lindsay Crowninshield, owner.
2. **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. *(tabled for discussion of motion from November 25, 2025)*

**E. Recommendations to the Town Council:**

NONE

**F. Designation of Duty Member for Next TRC Meeting: Wednesday, January 14, 2026**

**G. WORK SESSION - 12/16/2025**

**H. Land Use:**

1. Old Tower Hill Road (Form Based Code)
2. Municipal Infrastructure Capacity (sewer/water) discussion.

**I. Planning Board Liaison Activities: Updates from Planning Board members acting as liaison to various Board, Committees, projects, and activities.**

**J. Update from Planning Department Staff - General update from Planning Director regarding Planning Department staffing and activities including Budget Process and Capital Improvement Program.**

1. Legislative Update
2. Withdrawn Applications:  
**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 40, BWJW LLC, *applicant/owner* (Withdrawn via email correspondence 11/9/2025 from Patrick J. Dougherty, Esq)

**K. Update on Legal Issues - Update from Special Legal Counsel for Planning and Zoning relative to any new or ongoing legal issues.**

1. Upcoming training.
2. Land Use Legislation — Regulatory implications to local regulations.

**L. Adjournment:**