



Town of South Kingstown Planning Board

Regular Session Meeting Agenda
Tuesday, January 27, 2026 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. November 20, 2025 PBWS
2. November 25, 2025 PBRs
3. December 16, 2025 PBRs & WS

C. Subdivisions and Land Development Projects:

1. **PUBLIC HEARING:** Major Land Development, Combined Conceptual Master Plan & Preliminary Plan-[23 Rockland Drive](#)
Proposed redevelopment of a parcel of land located at 23 Rockland Drive, Wakefield, RI, AP 56-2, Lot 7, 5A Builders, LLC, *applicant*; Kathleen A. Salisbury, Stephanie L. Hannan, and Clinton E. Salisbury, Jr., *owners*.
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). Continued from 11/25/2025 with notice.
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 11/25/2025).

D. Development Plan Review: None

E. Recommendations to Town Council: None

F. Reports and Special Items: None

G. Report of Administrative Officer:

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

Administrative Subdivision - Lot Merger: South Kingstown High School Project, 215 Columbia Street & 153 School Street, Assessor's Plat 49-4, Lot 14 & Plat 57-1, Lot 200. Recorded November 3, 20125.

Minor Subdivision: Hanson - 54 Old Post Road, Assessor's Plat 63-1, Lot 33. Recorded December 7, 2025.

H. Designation of Duty Member for Next TRC Meeting: February 11, 2026

I. Adjournment: