



Town of South Kingstown Planning Board

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

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: None

EXCUSED: None

Roll Call is taken and 7 are present. 0 are absent.

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

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.

Chris DePaola, owner/applicant, was present at the meeting.

Mr. Rabbitt gave a brief explanation of the application, which requests a one-year extension of Conceptual Master and Preliminary Plan Approval originally received on November 28, 2023.

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

Motion: The South Kingstown Planning Board hereby grants a one-year extension of the Conceptual Master and Preliminary Plan Approval to November 28, 2026, for the William H. Baker Homestead, located at Oak Dell Street, AP 48-3, Lot 111."

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*)

Kenneth Tetzner, applicant, appeared to answer any questions the Board may have. The Planning Board reviewed the Draft Motion prepared by the Planning Department Staff, dated December 16, 2025. Discussion ensued regarding a driveway exit with a retaining wall; detail on plan and on DEM plan; hours of operation; light pole height; and lighting levels of after-hours operation.

PUBLIC COMMENT: None

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

Motion: "The South Kingstown Planning Board hereby closes the PUBLIC HEARING: Minor Land Development with Unified Development Review (UDR) - Greenhouse Dispensary".

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

Motion: "The South Kingstown Planning Board hereby approves the application for a Special Use Permit for a Marijuana Retail Facility and grants Preliminary Plan approval for the Greenhouse Dispensary Minor Land Development application, in accordance with the draft decision provided by the Planning Department, minus item S, which duplicates item R."

E. Recommendations to the Town Council:

NONE

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

Ms. Pothier volunteered to attend the January 14, 2026, TRC meeting at 9:00 a.m.

G. WORK SESSION - 12/16/2025

H. Land Use:

1. Old Tower Hill Road (Form Based Code)

Mr. Rabbitt suggested the Planning Board attend a workshop with the Town Council sometime in January 2026, stressing this is a community endeavor.

2. Municipal Infrastructure Capacity (sewer/water) discussion.

Rich Bourbonnais, South Kingstown Public Services Director, appeared to give a overview of the town's sewer and water capacity, agreements in place, some history, and answer the Board's questions.

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

Mr. Murphy briefly reported on an Affordable Housing Collaborative Committee meeting he attended, in which Mr. Wagner gave staff updates, but then had to leave the meeting because the remainder concerned "Lofts at Fairgrounds." Ms. Mack reported that the next Landscape Sub-Committee meeting is scheduled for January 7, 2026, at 4:00 p.m.

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

Mr. Rabbitt gave a brief update on the Planning Department's staffing, including new hire Tracey Owen's progress.

1. Legislative Update

None.

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)

Mr. Rabbitt explained the applicant's reasoning for withdrawing the application and the definition of "Preserve".

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.

Mr. Teitz stated that he would be holding a live training session sometime in the spring.

2. Land Use Legislation — Regulatory implications to local regulations.

Mr. Teitz predicts that the upcoming year will continue to have changes in the legislature, making more administrative decisions necessary, moving away from zoning board approvals.

L. Adjournment:

Upon **motion** made by Ms. Wilson, duly seconded by Ms. Karp, the meeting was adjourned at 7:31 p.m., by unanimous vote.