



Town of South Kingstown Planning Board

Regular Session Meeting Agenda
Tuesday, February 24, 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. January 13, 2026 PBWS Minutes
2. January 27, 2026 PBRS Minutes

C. Subdivisions and Land Development Projects:

1. **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, 08/26/25, 11/25/2025 with notice, and 01/27/2026).

D. Development Plan Review:

E. Recommendations to Town Council:

1. **ZONING TEXT AMENDMENT - Palisades Mill** Application (referral from Town Council) to amend the Town's Zoning Ordinance to permit restaurants (without alcohol sales) in the Town's Industrial -1 District(s) for property located at 1070 Kingstown Road, Peace Dale, AP49-4, Lot 141. Palisades Mill LLC, owner/applicant.

F. Reports and Special Items:

G. Report of Administrative Officer:

1. Decision of the Administrative Officer in accordance with RIGL: January, 2026 — NONE

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

I. Adjournment: