



Town of South Kingstown Planning Board

Work & Regular Session Meeting Agenda
Thursday, May 28, 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
Paul Jordan
Armand Monaco
Robyn Pothier
Kaiper Wilson

A. Call to Order & Roll Call:

B. Approval of Minutes:

1. January 13, 2026, PBWS revised
2. January 27, 2026 PBRS revised
3. February 10, 2026 PBWS
4. March 10, 2026 PBWS
5. March 24, 2026 PBRS
6. April 14, 2026 PBWS
7. April 28, 2026 PBRS

C. Subdivisions and Land Development Projects:

1. **Green Street Manor** – Major Multi-household Land Development Project to construct a 4-unit residential structure with associated parking and stormwater management. Located at 12 Green Street, Peace Dale; Assessor's Plat 49-1, Lot 148. Jonnycake Center for Hope, *owner/applicant*. **Continued to June 23, 2026, due to staff scheduling error.**
2. **2001 Kingstown Road** – Minor Multi-Household Land Development Project to demolish an existing single-family home and develop the property with one duplex structure and one triplex structure (e.g. 2 structures containing 5 total units). Located at 2001 Kingstown Road, Wakefield; Assessors Plat 32-4, Lot 21. Ashworth Investments, LLC *owner/applicant*. **Continuance requested by the applicant until June 23, 2026.**
3. **Hampton Place** – Request for Extension of Combined Master/Preliminary Plan to construct 3 additional commercial buildings on a property already developed with 1 commercial building. The original approval of the Combined Master/Preliminary Plan was granted on May 12, 2015. Located at 4847 Tower Hill Rd., Wakefield; Assessor's Plat 50-4, Lot 24. Chatham Properties, LLC *owner/applicant*.

D. Development Plan Review: None

E. Recommendations to Town Council:

1. Follow up on the status of the Form Based Code review by the Town Council.

F. Reports and Special Items:

1. Discussion on Open Gov. Permitting in relation to Agenda management.

G. Report of Administrative Officer:

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

a. Minor 2-Lot Subdivision Project: 91 Green Hill Beach Road, Assessor's Plat 78-4, Lot 25. Recorded April 13, 2026.

b. Final Plan Review, Minor Land Development Project w/UDR Review (Sheldon's): 349 Main Street, Assessor's Plat 56-3, Lot 48. Recorded April 14, 2026.

H. Designation of Duty Member for the Next TRC Meeting on June 10, 2026:

I. Adjournment: