



Town of South Kingstown Planning Board

Work Session Meeting Minutes
Tuesday, February 10, 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
A. Kaiper Wilson
Armand Monaco

A. Call to Order & Roll Call:

Ms. Mack called the meeting to order at 6:30 p.m.

Roll Call is taken and 6 are present, 1 is absent.

Members Present: A. Kaiper Wilson, Elizabeth Karp, Joseph Murphy, Maria Mack, Susan Axelrod, Armando Monaco

Members Absent: Robyn Pothier

Staff: James Rabbitt, Director of Planning; Andrew Teitz, Special Legal Counsel; Brian Wagner, Deputy Director of Planning; and Mark Conboy, Town Engineer.

Upon the request of the Director of Planning, Ms. Mack moved Item B.3 to the top of the agenda.

B. Land Use:

1. General review of permitting process.

Mr. Teitz presented the Board members with a slide show and discussion on the history of changes made to the permitting process. Discussion ensued.

2. Planning Board member's roles and responsibilities.

Mr. Teitz discussed the roles and responsibilities of Planning Board members. Discussion ensued.

3. Old Tower Hill Road (Form Based Code)

Mr. Rabbitt reported on the Town Council's adjustment to the start time for their Work Session scheduled for February 26, 2026, to discuss the Form Based Code, to 7:00 p.m. The TC also approved additional monies for Able City East, the consultant on the Old Tower Hill Road/Form Based Code project.

Mike Gagas, Chair of the Economic Development Committee, appeared before the Board to discuss Old Tower Hill Road; Mr. Gagas gave the Board members the history of the initiative to date. Mr. Gagas also informed the Board of a letter of support being created by the EDC to the Town Council. Discussion ensued.

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

None.

D. Updates from Planning Department Staff - General updates from Planning Director regarding Planning Department staffing and activities including Budget Process and Capital Improvement Programs.

None.

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

Mr. Teitz informed the Board members of his goal to have the ADU ordinance "cleaned up" to be more understandable.

F. Adjournment:

Upon **Motion** made by Ms. Wilson, duly seconded by Mr. Murphy, the meeting was adjourned at 8:58 p.m., by unanimous vote.