



Town of South Kingstown Planning Board

Regular Session Meeting Agenda
Tuesday, July 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
Robyn Pothier
Kaiper Wilson
Armand Monaco

A. Call to Order & Roll Call:

B. Approval of Minutes:

1. a. May 28, 2026, Combined Work & Regular Session
- b. June 9, 2026, Work Session
- c. June 22, 2026, Site Visit - Peace Dale Preserve
- d. June 23, 2026, Regular Session

C. Subdivisions and Land Development Projects:

1. **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. *(Continued from June 23, 2026)*

D. Recommendations to Town Council:

1. ZONING MAP AND TEXT AMENDMENT — "The Peacedale Preserve Special Management District." Application to amend the Town's Zoning Ordinance to create a new zoning district identified as Tax Assessor's Map 33, Lot 30; Property being designated for new or expanded commercial, residential and recreational land usage. Applicant/owner BWJW, LLC, 371 Rose Hill Road, Wakefield, RI 02879.
2. Old Tower Hill Road Neighborhood Project, Form-Based Code: Review and Recommendation to the South Kingstown Town Council.

E. Elections

Annual nomination and election of Planning Board officers.

F. Reports and Special Items:

G. Report of Administrative Officer: Decisions of the Administrative Officer in accordance with RIGL.

1. a. Administrative Subdivision: South County Sand & Gravel, AP 40-3, Lot 11 & AP 41-1, Lots 55 & 56. Rec. 06/11/2026.
- b. Institutional Master Plan Amendment Final: South County Hospital, AP 64-1, Lot 122. Recorded 06/11/2026.
- c. Major Subdivision Flex Design Res Project w/UDR Final: Saugatucket Acres, AP 42, Lot 9. Recorded 06/11/2026.
- d. Major Subdivision Final: Saugatucket Farms, AP 42, Lot 8. Recorded 06/12/2026.
- e. Major Subdivision Flex Frontage Final: Rockland 3-Lot Subdivision, AP 56-2, Lot 7. Recorded 06/16/2026.

H. Designation of Duty Member for Next TRC Meeting on August 12, 2026:

I. Adjournment:

