



# Town of South Kingstown Planning Board

Regular Session Meeting Minutes  
Tuesday, July 28, 2026 at 6:30 PM  
South Kingstown Town Hall, Town Council Chambers  
180 High Street, Wakefield, RI 02879  
[www.southkingstownri.gov](http://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:

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

### ROLL CALL:

Present: Susan Axelrod, Paul Jordan, Robyn Pothier, Kaiper Wilson, Armand Monaco, and Maria Mack.

Absent: Liz Karp

Also present: James Rabbitt, Director of Planning; Curtis Dufour, Principal Planner; Tracey Owens, Principal Planner; Mark Conboy, Town Engineer; Lynn Smith, Planning Associate and Peter Skwirz, Special Legal Counsel.

## B. Approval of Minutes:

The following motion, made by Ms. Axelrod, duly seconded by Ms. Wilson, passed unanimously.

**Motion:** "The South Kingstown Planning Board hereby approves the listed meeting minutes, as presented."

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. **PUBLIC HEARING: 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)*

Jeffrey Caffrey, of Resnick & Caffrey Law, appeared to introduce the project to the board.

Ms. Mack remarked on the continuances requested by the applicant prior to tonight's meeting and asked if the decision deadline would also be continued. Mr. Caffrey stated that the applicant would not object to extending the decision deadline to the next regularly scheduled meeting.

Mr. Kline passed out a plan "in color" for the PB members to review.

Josh Kline, of Stonefield Engineering and Design, LLC, appeared to present the engineering portion of the proposed project.

Mark Conboy, reviewed his July 28, 2026, memo to James Rabbitt, listing four issues he has with the proposed project.

Mr. Caffrey returned to the microphone (no audio).

Jason Moon, Architect, J Moon Building Design Consultants (no audio) appeared to present the architectural portion of the project.

Discussion ensued regarding colors, footprint, view of the street; a suggestion for the architect to look at Kingston Garden Apts and the Dollar General for examples of the look desired; the project is in the Commercial Highway District; horizontal and vertical siding or window to break up wall; turn one building sideways; traffic report concerns; 5 units - 19

parking spaces, do not add up; traffic study table; thoroughfare for URI; timeline for plantings; maintenance-water ban; trees subject to 8' limbing; staff recommended two-year maintenance guarantee instead of one; any affordable units - none.

#### PUBLIC COMMENT

**Debra MacDowell**, an abutter, appreciates the PB's review of the aesthetics of the project. Ms. MacDowell reported that the neighborhood is not happy that the applicant told the previous owner (recently widowed woman) that he planned to build just one duplex. Ms. MacDowell expressed concern about, not 6 cars but a possible 19 additional cars in and on their road, possibly students, so close to the previous owner's house. Believes it is not honest and not fair. **Riley Miller**, owner/applicant, stated that he did not have direct contact with the prior owner before buying the property.

**Everett Whitman**, 2004 Kingstown Road. He and his wife do not want to have five units erected across the street from their home; a very busy road; he would be OK with a single-family home with an ADU in the back; or a condominium similar to the one next to the Police Station. Because of zoning, he is unable to do the same thing across the street, even with 5.8 acres.

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

**Motion:** "The South Kingstown Planning Board hereby continues the PUBLIC HEARING: 2001 Kingstown Road — Minor Multi-Household Land Development Project to Tuesday, August 25, 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.

Patrick Dougherty, attorney for the applicant, appeared to represent the application.

Eric Zueno, of ZDS Architecture & Interiors, presented the changes made since the Site Visit on June 22, 2026.

Discussion ensued regarding: the applicant's need for the zone change; spot zoning; conditioning zone change to use proposed now; sound/muffle noise; enclosed area for events instead of a pavilion; members uncomfortable with "by right" approval; attorney assures caps can be placed on each item being requested; possible conservation easement; uses for the property; rezoning a portion; proposed regulation needs more structure; set limitations. Discussion continued regarding: concerns with "by rights" for such a large piece of property; intense density; proposed pavilion so close to neighbors; an open-ended zoning ordinance; a Master Plan application contingent upon the proposed zone change; not in favor of any household structures; objection to amplified music; and concern about abutting Broad Rock Road neighbors.

Attorney Dougherty stated that the owner has been in talks with DEM and the Land Trust regarding land along the Saugatucket for a conservation easement.

Ms. Mack requested that Mr. Rabbitt go back and create a paragraph for each section of the proposed zone change and state whether they meet the Town's goals or not.

Mr. Dougherty stated a Master Plan application would put them back in time. The applicant is willing to work with the Planning Board to put caps on everything requested to alleviate any fears.

Mr. Waugh stated that he believes time restrictions on sound is a good idea, and he is very familiar with sound deafening measures.

Ms. Mack agrees with an area where people can kennel dogs.

Mr. Skwirz stated that decibels can be limited, but amplified music can not be targeted.

**PUBLIC:**

Toni Arviso-Jeans Frisella, 129 Pearls Way, abuts the property and is opposed to the entire project; opposed to noise from all the proposed structures; concerned with traffic; and traffic down their road. Mrs. Frisella read items from the Comprehensive Community Plan. Concerned about buffering being enforced, a fence will not help.

Richard Frisella, 129 Pearls Way, is concerned about who will police the storage units for usage (people staying overnight); giving someone their own District; traffic; noise; too many gray areas; a lot of questions and not a lot of answers; zoned for residential, not commercial; neighbors will not be happy.

Xavior Sherman, son of previous speakers, is opposed to the project; he does not want a Cube Smart type business in the neighborhood and feels the existing neighbors will pay the price.

Ms. Mack requested clarification of zoning; current use predates zoning?

Mr. Skwirz confirmed that it is currently a non-conforming use; public notice will be required when this goes before the Town Council.

Mr. Dougherty gave a summary addressing the concerns expressed.

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

**Motion:** "The South Kingstown Planning Board hereby continues the Zoning Map and Text Amendment — "The Peace Dale Preserve Special Management District" Application to Thursday, August 13, 2026".

2. Old Tower Hill Road Neighborhood Project, Form-Based Code: Review and Recommendation to the South Kingstown Town Council.

Mr. Rabbitt reported that the Planning Department is working on the draft narrative for the Town Council for the Board's review on August 13, 2026.

**E. Elections**

Annual nomination and election of Planning Board officers.

Nominations:

Ms. Axelrod nominated Maria Mack for Chairperson; was seconded by Mr. Jordan.

Mr. Jordan nominated Susan Axelrod for Vice-Chairperson; was seconded by Ms. Wilson

Ms. Axelrod nominated Liz Karp for Secretary; was seconded by Mr. Jordan.

Vote.

All nominations passed by unanimous vote.

**F. Reports and Special Items:**

None.

**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:**

Paul Jordan volunteered to attend the August 12, 2026, TRC Meeting at 9:00 a.m.

**I. Adjournment:**

Upon motion made by Ms. Wilson, duly seconded by Mr. Jordan, the meeting was adjourned at 9:29 p.m., by unanimous vote.