Town of South Kingstown
Planning Board

Regular Session Meeting Minutes
Tuesday, March 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:

PRESENT:	Planning Board A. Kaiper Wilson
	Planning Board Elizabeth Karp
	Planning Board Joseph Murphy
	Planning Board Maria Mack
	Planning Board Robyn Pothier
	Planning Board Susan Axelrod
	Planning Board Armando Monaco
ABSENT:	None
EXCUSED:	None

Also present were James Rabbitt, Director of Planning; Brian Wagner, Deputy Director of Planning; Tracy Owens, Principal Planner; Mark Conboy, Town Engineer; and Peter Skwriz, Special Legal Counsel.

B. Approval of Minutes:

1. January 13, 2026 PBWS Minutes

Request to table minutes for revision/correction, by Ms. Mack.

2. January 27, 2026 PBRS Minutes

Request to table minutes for revision/correction, by Ms. Mack.

3. February 10, 2026 PBWS Minutes

Request to table minutes for revision/correction, by Ms. Mack.

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).*

Ms. Mack made mention of a memo that was distributed by Mr. Rabbitt this evening, in regard to the process.

Matthew Landry, of Blish & Cavanagh, attorney for the applicant, appeared to present the application. Mr. Landry reviewed the three items/issues discussed at the February 11, 2026, TRC meeting. #1. TRC concern was expressed regarding a turnaround on Perry Avenue — the applicant is agreeable to widening access drive, or creating a hammerhead or turnaround. #2. TRC concern was expressed with the existing gated entrance on Main Street - the applicant agrees with this being for pedestrian and/or emergency access only. #3. TRC concern was expressed with the

proposed width of the streets throughout the property - the applicant agrees to 20' wide streets with reinforced edges, as long as the Fire Marshal approves. Mr. Landry discussed the runoff issues of this property as well as abutters; the lawsuit filed against the town; and the desire of the applicant to make it better. Mr. Landry stated that the project team is aware and very sensitive to the historic runoff issues on the property, and they will do nothing to exacerbate them.

Mr. Rabbitt went through the 11 items listed on the memo handed out regarding the process in review of this project and the timeline to review.
Mr. Skwirz summarized the history of the project; the original CMP denial, the appeal, the Superior Court decision; and the stages of Planning Board review. Mr. Skwirz also explained the "fee in lieu of" allowed in the Inclusionary Zoning.

PUBLIC COMMENT: (20:12)
Brant White, 53 Perry Avenue, expressed concern with a "turnaround" being planned for the end of Perry Avenue, which he believes will be in the mud, and take away some of his driveway. Mr. White commented on the "historic" runoff coming from a pipe installed by the Town from Highland Avenue; his neighbors having already installed new septic systems. Mr. White distributed photos to the Planning Board members and staff. The photo was discussed.

Molly Titus, DiPrete Engineering, addressed Mr. White's concerns regarding runoff and the proposed hammerhead/turnaround. Discussion ensued with Planning Board members. Ms. Titus confirmed that, as part of the Court Order for the Conceptual Master Plan approval, the pre-existing runoff problems will also be addressed as well as the new construction.

Stephanie Osborn, 607 Main Street, expressed concern with black top roads and new foundations adding to the runoff into the pond, then onto her property, and questioned what kind of guarantee there would be.
Ms. Titus responded that both underground and above-ground storage will be looked at to make the best plan; and she guarantees, as engineers, they do their best, but legally she can not give guarantees.

Chris Mazzier, of Studio 401 Architecture, LLC, East Greenwich, RI - was asked to answer slab or foundation question. Mr. Mazzier responded that the foundation system chosen will be tied into the engineering that Ms. Titus is doing now. Mr. Landry stated that his client has made it clear that it will be a collaborative effort with the Town to resolve the Highland Avenue runoff issue.

Brant White, spoke about the plan to slow down the runoff issue and the impact it will have on his property.

Dr. Colin Woodard, 576 Main Street, introduced himself and expressed concern about water mitigation, and the health and well-being of his children during the planned construction being drawn out over several years. Dr. Woodard referenced studies that cite detrimental effects on children raised near large construction projects and expressed his concern as a physician for his family and future families that may move into the area.

Ben Defusco, 593 Main Street, spoke in agreement with Ms. Osborne; his sump pump is consistently running; drainage in his backyard, 4-5 inches.

Stephanie Osborne — any water from this property to abutters is unacceptable. She can not imagine disturbing the wetland behind her will not affect her property. Requests some guarantee they will not get more water on their properties; and the time frame for construction. Mr. Skwirz and Mr. Fiore addressed her concerns regarding construction timeframes.

Ms. Mack asked staff what construction controls are in place, in response to Dr. Woodard's concerns. Mr. Rabbitt responded, yes, there are controls in place at the state level, done through the building code and state regulations.

Chris Mazzier, 401 Architecture, addressed the issue of "guarantees", and how it is impossible to make them.

The following motion, made by Mr. Murphy, duly seconded by Ms. Wilson, passed by unanimous vote.
Motion: "The South Kingstown Planning Board hereby closes the PUBLIC HEARING: Change to a Previously Approved Plan, Major Multi-Household Land Development Project - 571 Main Street".

May 1st decision deadline — Since the draft decision was received tonight, in order for the Board to digest it, this project will be put on the Board's April 14th Work Session agenda for a vote.

D. Development Plan Review:

E. Recommendations to Town Council:

F. Reports and Special Items:

G. Report of Administrative Officer:

1. **Decision of the Administrative Officer - Minor Change to a Previously Approved Plan**
   Development Plan Review - People's Credit Union, 703 Kingstown Rd., AP 57-1, Lot 92 - Minor change to landscape plan to realign buffer landscaping, recorded February 10, 2026.

2. **Administrative Review - Proposed Minor Change**
   Minor Land Development w/Unified Development Review - Sheldon's Hotel, 349 Main Street, Plat 56-3-1, Lot 48 - Proposed minor change to add rooftop screening for HVAC equipment to comply with requirements for historic preservation tax credits.

Mr. Rabbitt explained the need for the Administrative Officer to review proposed HVAC units on the roof.
Matthew McGeorge, architect of record, explained the need to comply with the State Historic Preservation Office (re.tax credits).

H. Designation of Duty Member for Next TRC Meeting: April 8, 2026

Liz Karp

I. Adjournment:

Upon Motion made by Mr. Murphy, duly seconded by Ms. Axelrod, the meeting was adjourned at 7:45 p.m., by unanimous vote.

Town of South Kingstown
Planning Board

Work Session Meeting Minutes
Tuesday, January 13, 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:

PRESENT:	Planning Board A. Kaiper Wilson
	Planning Board Elizabeth Karp
	Planning Board Maria Mack
	Planning Board Robyn Pothier
	Planning Board Susan Axelrod
	Planning Board Armand Monaco
ABSENT:	Planning Board Joseph Murphy
EXCUSED:	None

Also present were James Rabbitt, Director of Planning; Brian Wagner, Deputy Director of Planning, Tracy Owens, Principal Planner; Mark Conboy, Town Engineer; and Andrew Teitz, Special Legal Counsel.

B. Subdivisions and Land Development Projects:

1. PUBLIC HEARING: Minor Land Development, Combined Conceptual Master and Preliminary Plan Review — 82 Main Street
   Construction of a mixed-use structure with two (2) 2nd floor residential units and associated site improvements. Located at 82 Main Street on Assessor's Plat 57-1, Lot 73. Keystone, LLC, applicant/owner.

Michael Monti, attorney for the applicant, appeared to present the project (no audio).
Patrick Freeman, American Engineering, appeared to discuss the sighting of the building, driveway, drainage, and sight lines; density; conversion by right; and the purpose of the proposed commercial space. Daniel Herchenroether, architect with Herks Works, appeared to present the architectural portion of the project. Discussion ensued.

PUBLIC COMMENT:
Christi Balch, thanked the Board and the applicant; expressed concern regarding parking; the lot was mixed-use in the past; the retaining wall may hinder sight.
Melissa Falkonthal, resident of 48 Hazard Avenue, expressed concern about traffic on Hazard Avenue; parking; and suggested signage.
Meredith & Mark Masson, 90 Main Street, expressed concern about parking; too close to the street, it will block their home, what is the setback, and they do not feel there is a hardship.
Nicholas Balch, concerned about the proposed vegetation affecting sight line.
Laurie Keene, owner of 74 Main Street, expressed concern about the placement of the building, as well as the size and scale.

Mr. Monti addressed the questions asked during the Public Comment period.

The following motion, made by Ms. Wilson, duly seconded by Ms. Axelrod, passed by unanimous vote.
Motion: "The South Kingstown Planning Board hereby closes the PUBLIC HEARING: Minor Land Development, Combined Conceptual Master And Preliminary Plan Review- 82 Main Street."

Ms. Pothier spoke regarding the issue of "hardship".
Ms. Axelrod requested information on the "grounds for relief." Mr. Tietz responded and discussion ensued regarding hardship.

Ms. Mack spoke regarding the need for a request for signage on Hazard Avenue.

Mr. Rabbitt reviewed the draft conditions. Discussion ensued.

Motion: "The South Kingstown Planning Board hereby approves the application for a lot area variance of 3,466 ft for the 82 Main Street Minor Land Development application, allowing a lot area of 6,534 ft where 10,000 ft (5,000 ft for 1 commercial unit + 5,000 ft for 2 residential unis) is required, This approval is based on the following findings of fact and is subject to approval of the application for a Minor Land Development and conditions of that approval as set forth below: Findings of Fact - Dimensional Lot Area Variance A - D."
Said motion made by Mr. Monaco and duly seconded by Ms. Karp, passed 4-2, as follows:
Yea: Mr. Monaco, Ms. Karp, Ms. Axelrod, & Ms. Mack
Nay: Ms. Pothier & Ms. Wilson

Motion: "The South Kingstown Planning Board hereby approves the Combined Master-Preliminary Plan for the 82 Main Street Minor Land Development application. This approval is based on the application materials presented and the findings of facts A - E, and Conditions of Approval 1 - 10."
Said motion made by Mr. Monaco and duly seconded by Ms. Karp, passed 4-1-1, as follows:
Aye: Mr. Monaco, Ms. Karp, Ms. Axelrod and Ms. Mack
Nay: Ms. Pothier
Abstain: Ms. Wilson

Motion: "The South Kingstown Planning Board hereby directs the Planning Director to compose a letter to the DPW, the Department of Public Safety and/or the Town Council regarding signage at the end of Hazard Avenue."
Said motion made by Ms, Axelrod and duly seconded by Ms. Wilson, passed 6-0-, as follows:
Aye: Mr. Monaco, Ms. Pothier, Ms. Karp, Ms. Mack, Ms. Axelrod and Ms. Wilson.

C. Land Use:

1. Discussion and possible action on an Advisory to the South Kingstown Town Council regarding amendments to the Rental Registration Ordinance.

Mr. Tietz explained the request for a recommendation by the Planning Board to the Town Council. Discussion ensued.

Motion: "The South Kingstown Planning Board has found the proposed amendments to the Rental Registration Ordinance consistent with the purposes of zoning and consistent with the Comprehensive Plan, and recommend that they are approved by the South Kingstown Town Council."
Said motion made by Ms. Wilson and duly seconded by Ms. Axelrod, passed 6-0 as follows:
Aye: Mr. Monaco, Ms. Pothier, Ms. Karp, Ms. Mack, Ms. Axelrod and Ms. Wilson.

2. Old Tower Hill Road (Form Based Code)

Mr. Rabbitt reviewed the previous discussions and handouts. Discussion ensued regarding the Form Based Code.

Ms. Mack informed the Board members of the Town Council's plan to meet with Able City East on February 26, 2026, to discuss Old Tower Hill Road and the Form-Based Code. Although not a joint work session, Mr. Rabbitt encouraged all Planning Board members to attend this meeting. Discussion ensued.

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

Mr. Wagner stated that before the start of tonight's meeting, he had distributed a letter from the Affordable Housing Committee regarding the Lots on Fairgrounds project. No discussion ensued.

E. Update from Planning Department Staff - General update from Planning Director regarding Planning

Department staffing and activities including Budget Process and Capital Improvement Program.

1. Legislaltive Update

None discussed.

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

1. Upcoming training.

Mr. Tietz reported that the statewide advisory council for training will be meeting on February 22 to schedule upcoming training sessions; the three-hour online training is still available; future plans for one hour update training modules; and in-person training by himself or Amy Goins will be in the spring, somewhere in the West Bay Area.

2. Land Use Legislation — Regulatory implications to local regulations.

Both Mr. Tietz and Mr. Rabbitt stated changes will be coming.

G. Adjournment:

Upon **Motion** made by Ms. Wilson, duly seconded by Ms. Karp, the meeting was adjourned at 9:02 p.m., by unanimous vote.

Town of South Kingstown
Planning Board

Regular Session Meeting Minutes
Tuesday, January 27, 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
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Armand Monaco

A. Call to Order & Roll Call:

PRESENT:	Planning Board A. Kaiper Wilson
	Planning Board Elizabeth Karp
	Planning Board Joseph Murphy
	Planning Board Maria Mack
	Planning Board Robyn Pothier
	Planning Board Susan Axelrod
	Planning Board Armand Monaco
ABSENT:	None
EXCUSED:	None

Roll Call is taken and 7 are present. None are absent.
Also, present were James Rabbitt, Director of Planning; Brian Wagner, Deputy Director of Planning; Tracy Owens, Principal Planner; Lynn Smith, Planning Associate; Mark Conboy, Town Engineer; and Peter Skwriz, Special Legal Counsel.

Ms. Mack suggested a 10:30 p.m. cut-off time for tonight's meeting, and all planning board members agreed.

B. Approval of Minutes:

Ms. Mack requested a correction to the November 25, 2025, minutes.
The following motion, made by Ms. Wilson, duly seconded by Ms. Karp, passed by unanimous vote.
Motion: The South Kingstown Planning Board hereby approves the minutes, with the correction to the November 25, 2025, minutes as discussed.

1. November 20, 2025 PBWS
2. November 25, 2025 PBRS
3. December 16, 2025 PBRS & WS

C. Subdivisions and Land Development Projects:

1. PUBLIC HEARING: Major Land Development, Combined Conceptual Master Plan & Preliminary Plan-23 Rockland Drive
   Proposed redevelopment of a parcel of land located at 23 Rockland Drive, Wakefield, RI, AP 56-2, Lot 7, 5A Builders, LLC, *applicant*; Kathleen A. Salisbury, Stephanie L. Hannan, and Clinton E. Salisbury, Jr., *owners.*

Eric Prive, DiPrete Engineering, appeared to present the application, which was before the Board in August 2025 for pre-app. Mr. Prive presented the Combined Conceptual Master Plan & Preliminary Plan before the board tonight. Mr. Prive also reviewed the Flexible Frontage provisions in the regulations and the resolution of issues identified at TRC.
Discussion ensued regarding whether any original maps show a thru-road or right-of-way; shifting driveway; small hammerhead in the terminus area; keeping mature trees; backyards abutting Land Trust land; yield plan; limit of disturbance to be added to plans.
Ms. Mack referenced a letter received from Shannon Fox and read some of her concerns; Mr. Prive attempted to address the concerns; cross easements for driveways will need to be submitted; benefits to having a through road vs

driveways;

PUBLIC COMMENT:
Jennifer McCann, 15 Rockland Drive, asked about having an access point to the Land Trust property.

The following motion, made by Mr. Murphy, duly seconded by Ms Wilson, passed by unanimous vote.
Motion: "The South Kingstown Planning Board hereby closes the PUBLIC HEARING: Major Land Development, Combined Conceptual Master And Preliminary Plan - 23 Rockland Drive".

Staff recommendations to add to the draft motion:
5. The driveway proposed for Rockland Drive be narrowed to 12' with 4' load-bearing shoulders (total 20' travel way).
6. The hammerhead turnout proposed for Hunt Avenue has a final layout to be done in consultation with DPS and the Fire Marshal.
7. The applicant shall add limits of disturbance on the proposed site development plan.

Mr. Conboy commented that the utilities shown are different than information provided at the TRC meeting and has an issue with sewer service for lot #2 because it crosses lot #1; this should be a minor change.

The following motion, made by Mr. Murphy, duly seconded by Ms. Axelrod, passed by majority vote (A. Monaco, recused).
Motion: "The South Kingstown Planning Board hereby approves the application for Combined Master and Preliminary Plan approval for Rockland Drive, Major Subdivision project with flexible frontage for a three-lot subdivision for residential development located at 23 Rockland Drive, Wakefield, RI. Also identified as Assessors Plat 56-2, Lot 7, 5A Builders, LLC applicant. This approval is based on a plan set entitled Combined Master Plan Preliminary Plan submission, Rockland Drive three-lot subdivision, sheets 1 to 7, dated 8/22/25 as revised through 1/19/2026, prepared by DiPrete Engineering Inc., 2 Stafford Court, Cranston, RI 02920 as well as the following materials, the Yield Plan Rockland Drive 3-lot subdivision, Stormwater System Operation & Maintenance, the Findings of Fact 1 through 3, Conditions of Approval 1 through 7, as amended this evening.

2. **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, and 08/26/25). Continued from 11/25/2025 with notice.*

Ms. Karp previously filed a recusal document, as she is an abutter. Ms. Karp removed herself from the Chambers.

Matthew Landry, attorney for the applicant, explained the need for the number of extensions received. Mr. Landry gave the history of the project, beginning with the 2014 application.
Molly Titus, DiPrete Engineering, presented the engineering portion of the project to the Planning Board Members. Ms. Titus explained the DEM delay in connection with the wetland & wetland buffer edges; the wetland buffer includes plantings; the location of the driveway will remain the same, may be a little wider.

Discussion ensued regarding the updated Staff Memo; stonewalls; proposed sewer on Perry Avenue; decision deadline of May 1, 2026; the applicant would like to go to TRC in February.

PUBLIC COMMENT: None
The following motion, made by Mr. Murphy, duly seconded by Ms. Axelrod, passed by majority vote (A. Monaco, recused; E. Karp, recused).
Motion: "The South Kingstown Planning Board hereby continues the PUBLIC HEARING: CHANGE TO A PREVIOUSLY

APPROVED PLAN, MAJOR MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT - 571 MAIN STREET" to Tuesday, February 24, 2026".

3. **PUBLIC HEARING:** Major Land Development, Conceptual Master Plan (Comprehensive Permit) — Lofts on Fairgrounds
   Proposed six (6) building multi-family development with a retail/amenity building at the entrance. Each building provides a mixture of studio, one-bedroom, and two-bedroom units for a total of 311 residential units and associated site improvements. Located at 132 Fairgrounds Road on Assessor's Plat 21-3, Lot 9. 132 Fairgrounds, LLC, applicant/owner.*(Continued from 11/25/2025).*

Kelly Morris Salvatore, Darrow Everett, LLP, attorney for the applicant, appeared to present the application and summarized the most relative standards for review. Ms. Salvatore stated the applicant is proposing that 94 units be low-moderate income (LMI) with 47 units being deed restricted for 30 years & 47 units would be deed restricted for 40 years.

Ms. Pothier read her comments and concerns in relation to the project and referenced letters from the Affordable Housing Collaborative Committee (AHCC) and resident Susan Marcus received by the Planning Board.

Discussion ensued regarding the feasibility/occupancy of the project; stages; reducing the number of units from 311 to 275 (83 lmi); proposed architecture; waivers requested; vesting; turning radius for fire apparatus; and storm water runoff.

Ms. Mack read her comments and concerns in relation to the project.

PUBLIC COMMENT:
John Kelly, resident of West Kingston, questions in regard to a September memo from DiPrete Engineering to the Planning Board, 3rd page, regarding an annual cost to the Town of $96,000; who owns these units; and why are the amenities necessary if this is affordable housing? Ms. Salvatore responded that the annual cost relates to a mathematical equation regarding students.

Josh Port - AHCC Member, stated that the committee exists because the Town has identified a problem; Mr. Port spoke in favor of the need for projects like this, and that the AHCC supports this project.

Cheryl Dyer - resident of West Kingston, expressed concern about the project in relation to the potential drain on the school system and the additional burden on the existing sewer system capacity.
Mr. Rabbitt and Mr. Skwirz responded to the issue of sewer service capacity.

Amy Crawford- AHCC Member, reminded the audience that concerns about the project will all need to be permitted after PB approval. Housing is such a critical issue, how can it not be a priority? The "character" of the town should not be the driving force;and the AHCC letter to the Planning Board was very thoughtfully created, without AI.

Bethany Curtis, who owns 141 Fairgrounds, expressed her objection to the project for many reasons, such as traffic; infrastructure; traffic safety; waivers setting a precedent; loss of industrial land; questions the proposed number of children; cost to educate; retention ponds; sewer system; aquafer; number of Norpak employees; feels the applicant should make acceptable changes to the plan.

Allan Pickering, resident of West Kingston, expressed concern about the community's character; he feels this is a gargantuan proposal; traffic, fire equipment, school buses, narrow road; mentioned a petition that was submitted at the last meeting; and stated that there is an online petition as well.

Rich Moressey, member of AHCC, urges the board to deal with facts — not speculation; look at viability aspects. He feels this is not about affordable housing, it is about housing and feels we won't have another opportunity like this for a long time. Every change in town changes the town.

Cheryl Dyer, resident of West Kingstown, does not disagree with the need for housing, but this project is massive, the impact on the town will be massive. Ms. Dyer submitted a petition of opposition (2 pgs).

Susan Gordon - West Kingston, read from the Village Comprehensive Plan, expressed concerns about the impacts on the Great Swamp management area, and its ecosystem services; water use; the environmental impact on birds, reptiles, amphibians and reptiles, turtles, frogs, salamanders, snakes, and many others; these costs to the town are hard facts.

Mike Bennett, resident of West Kingston, is a licensed engineer in the State of RI; feels the project is too large, concerned with drainage, groundwater table and sewage. Feels the intersection of Fairgrounds Road and Route 138 will have to be rebuilt and the project in the middle of West Kingston is inappropriate. The only amenity in West Kingston is the South County Bike Path, or being forced to walk on streets.

5-MINUTE BREAK

Rob DeLuise, resident of South Kingstown, Liberty Lane, questioned what is required by the town for the infrastructure support for services for this project? Traffic study and date of traffic study? What impact will the warehouse-style buildings on Liberty Lane and Fairgrounds be when open? How much industrial land is available for development in South Kingstown? What happens to the property if it is found not to be a viable business? Who is managing it? How will Town ordinances be enforced? Spoke of URI's addition of 1,100 new beds, with an additional 400 beds in 3 months and URI's sewage agreement with Narragansett, He feels the project will impact traffic, wildlife, Audobon Society property, the Great Swamp, light pollution, emergency vehicle access, and wants to know if there is a plan - to keep his family safe.

Ms. Mack sought answers to Mr. DeLuise's questions:
Paul Bannon, Crossman Engineering, the traffic engineer for the project, was in attendance and stated that the traffic study was done when URI was in session (April) and did include Liberty Lane. Discussion ensued.
Mr. Rabbitt responded on projects on Fairgrounds Road and Liberty Lane yet to come online. Mr. Rabbitt also stated that knowing the number of existing industrial properties does not reflect the owner's plans or utilization of the property in the future. Mr. Rabbitt also stated that light pollution would be addressed by regulations requiring night sky/dark sky compliant fixtures.

Ms. Mack questioned the issue of the project not being viable; Ms. Salvatore stated that a minor subdivision would be proposed at the Preliminary stage, separating the industrial use from the proposed residential property. Discussion ensued regarding the other questions asked.by Mr. DeLuise.

John Kelly, West Kingston, asked if this was a private or public development. Mr. Rabbitt responded that it is private.

At Ms. Mack's request, all Planning Board members voiced their opinions on the proposed project, including Ms. Mack.

Jonathan Fox, for the applicant, stated that reducing the number of units from 311 to 275 would possibly be done by (1) eliminating a building (opening up green space or adding parking); or (2) reducing the height of one or more buildings, or some combination of the two.

Mr. Rabbitt spoke regarding recommended additional conditions to the draft motion provided to the Planning Board.

The following motion, made by Mr. Murphy, duly seconded by Ms. Karp, passed by unanimous vote.
Motion: "The South Kingstown Planning Board hereby closes the PUBLIC HEARING: Major Land Development, Conceptual Master Plan (Comprehensive Permit) - Lofts on Fairgrounds".

Item #4 of draft motion was discussed.

Upon **Motion** made by Ms. Axelrod, duly seconded by Ms. Karp, to continue the meeting past 10:30 p.m., passed by

majority vote (5 yea, 1 abstention, 1 nay).

With the applicant's revised unit count (reduction in units from 311 to 275), Mr. Rabbitt reviewed the new proposed affordable unit breakdown: 30% of the 275 proposed units (83 units) will be deed restricted for rental households earning a maximum of 80% of the area's medium income; with 50% of these affordable units (42) shall be deed restricted for a period of 30 years, and the remaining 50% (41 units) shall be deed restricted for a period of 40 years.

Mr. Rabbitt read the conditions recommended by staff to be added to the draft motion, as a result of tonight's discussion. Discussion ensued regarding the motion; the number of buildings; proportionality; the possibility of an extension from applicant for board to review a favorable motion; the attorney for the applicant denied the request for an extension for an approval vote.

Mr. Skwirz: suggested vote to approve (stop the timeclock) with the conditions that were submitted by staff prior to the meeting and with additional conditions that have been written by Mr. Rabbitt, reserving the right to take a look at the way it is actually drafted, if that is what the board decides to do. Ms. Salvatore stated the applicant is fine with that, a Motion to approve with conditions discussed tonight, and then clean up the decision after the meeting.

Motion for approval of the amended motion from Ms. Karp, seconded by Mr. Monaco, Mr. Rabbitt read conditions #1 through #6, predicated on the fact that this is no longer a 311-unit project, now a 275-unit project, passed by majority vote 5 ayes, 2 nay (aye, Monaco, Karp, Murphy, Axelrod, Wilson; nay, Pothier, Mack).

D. Development Plan Review: None

E. Recommendations to Town Council: None

F. Reports and Special Items: None

G. Report of Administrative Officer:

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

   Administrative Subdivision - Lot Merger: South Kingstown High School Project, 215 Columbia Street & 153 School Street, Assessor's Plat 49-4, Lot 14 & Plat 57-1, Lot 200. Recorded November 3, 20125.

   Minor Subdivision: Hanson - 54 Old Post Road, Assessor's Plat 63-1, Lot 33. Recorded December 7, 2025.

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

Ms. Axelrod volunteered to attend the February 11, 2026, TRC meeting at 9:00 a.m.

I. Adjournment:

Upon **Motion** made by Ms. Karp, duly seconded by Mr. Murphy, the meeting was adjourned at 11:15 p.m., by unanimous vote.

Amended Master Plan Submission

571 Main Street

571 Main Street
South Kingstown, Rhode Island

Assessor's Plat 56-3 Lot 137



Location Map Scale: 1" = 500'

Sheet Index

1. Cover Sheet
2. Aerial Half Mile Radius
3. Existing Conditions Plan
4. Site Plan
5. Fire Truck Plan

Amended Master Plan Submission

MOLLY R. TITUS
No. 12/2025
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By:
4	12/04/2025	Amended Master Plan	N.M.P.
3	6/4/2024	Amended Master Plan Response to Comments	N.M.P.
2	10/31/2023	Amended Master Plan Submission	N.M.P.
1	06/30/2014	Master Plan Submission	R.B.S.
0	05/16/2014	Master Plan Submission	R.B.S.

Drawn By: R.B.S.

Cover Sheet

571 Main Street
Assessor's Plat 56-3, Lot 137
South Kingstown, Rhode Island

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

Applicant
Roland J. Fiore
571 Main Street, South Kingstown, RI 02879
tel 401-782-2600 fax 401-782-3514

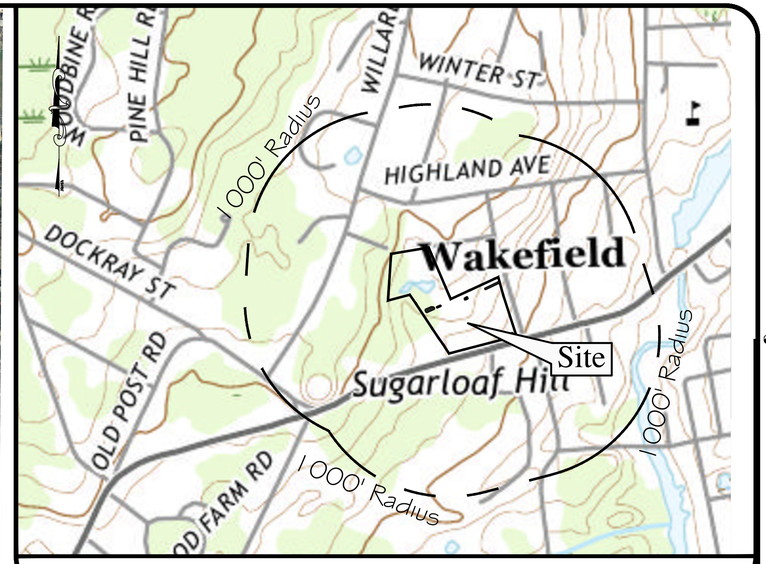
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USGS Map Scale: 1"=500'

Photo obtained from the RI-GIS of 2004 Digital Orthophotography Northern Urban Areas of Rhode Island.

Amended Master Plan Submission

MOLLY R. TITUS
No.
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By:
4	12/04/2025	Amended Master Plan	N.M.P.
3	6/4/2024	Amended Master Plan Response to Comments	N.M.P.
2	10/31/2023	Amended Master Plan Submission	N.M.P.
1	06/30/2014	Master Plan Submission	R.B.S.
0	05/16/2014	Master Plan Submission	R.B.S.

Drawn By: R.B.S.

Aerial 1/2 Mile Radius

571 Main Street

Assessor's Plat 56-3, Lot 137
South Kingstown, Rhode Island

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

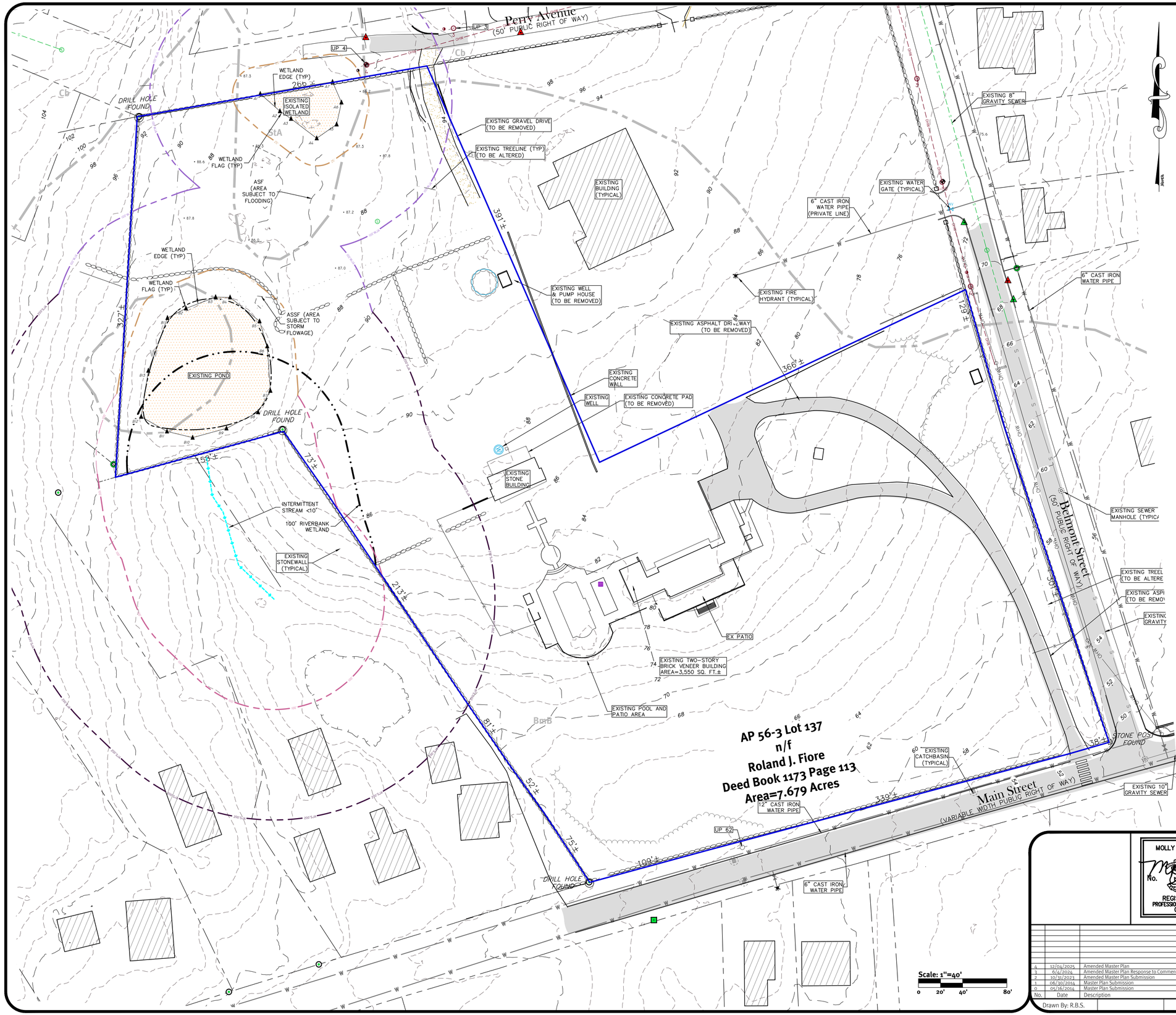
Applicant
Roland J. Fiore
571 Main Street, South Kingstown, RI 02879
tel 401-782-2600 fax 401-782-3514

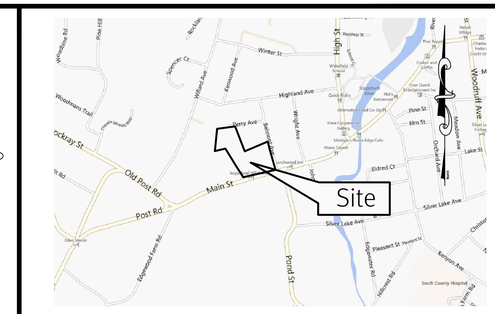
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General Notes:

1. THE PARCEL IS LOCATED IN THE TOWN OF SOUTH KINGSTOWN ON ASSESSOR'S PLAT 56–3 LOT 137.
2. THE OWNER PER DEED BOOK 1173 PAGE 113 IS ROLAND J. FIORE, 571 MAIN STREET, SOUTH KINGSTOWN, RI 02879.
3. THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44009C0192J, DATED OCTOBER 16, 2013.
4. THE PARCEL IS ZONED RM, RESIDENTIAL MULTI–HOUSEHOLD DISTRICT, PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. THERE WERE NO VISIBLE ABOVEGROUND ENCROACHMENTS OBSERVED, OTHER THAN SHOWN ON SURVEY.
7. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T–4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
8. TOPOGRAPHIC ELEVATION CONVERSION FACTOR: NAVD '88 ELEVATION +0.9' = NGVD '29.
9. SUBSURFACE UTILITY LINES AND FEATURES, AS SHOWN HEREON, WERE COMPILED FROM FIELD EVIDENCE AND/OR AVAILABLE RECORD INFORMATION, AND THEIR LOCATIONS ARE ONLY APPROXIMATE. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. THE SUFFIX (R) DENOTES SUBSURFACE UTILITIES WHICH WERE COMPILED FROM RECORD INFORMATION ONLY. BEFORE DESIGNING FUTURE CONNECTIONS, THE APPROPRIATE UTILITIES MUST BE CONSULTED. BEFORE CONSTRUCTION, ALL UTILITIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED (SEE RHODE ISLAND GENERAL LAWS, SECTION 39–1.2). CALL "DIG SAFE" 1–888–DIG–SAFE (888–344–7233) PRIOR TO ANY WORK BEGINS.

Existing Legend

BUILDING
ASPHALT
AP ASSESSOR'S PLAT
N/F NOW OR FORMERLY
PROPERTY LINE
ASSESSORS LINE
TREELINE
FENCE
STONE WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
+45.3 SPOT ELEVATION
SOIL BOUNDARY LINE
HkC SOIL IDENTIFICATION
WETLAND EDGE
WETLAND HATCH
STREAM CENTERLINE
ASSF (AREA SUBJECT TO STORM FLOWAGE)
ASF (AREA SUBJECT TO FLOODING)
100' RIVERBANK WETLAND
A2 WETLAND FLAG

NAIL FOUND/SET
DRILL HOLE FOUND/SET
IRON ROD/PIPE FOUND/SET
BOUND FOUND/SET
UTILITY POLE
G GAS LINE
W WATER LINE
S SEWER LINE
WV WATER VALVE
HYDRANT
MANHOLE
GV GAS VALVE
DRAIN LINE
CATCH BASIN

Amended Master Plan Submission

MOLLY R. TITUS
No. 12602
REGISTERED PROFESSIONAL ENGINEER CIVIL
STATE OF RHODE ISLAND

No.	Date	Description	By:
4	12/04/2025	Amended Master Plan	N.M.P.
3	6/4/2024	Amended Master Plan Response to Comments	N.M.P.
2	10/31/2023	Amended Master Plan Submission	N.M.P.
1	06/30/2014	Master Plan Submission	R.B.S.
0	05/16/2014	Master Plan Submission	R.B.S.

Drawn By: R.B.S.

Existing Conditions Plan

571 Main Street

Assessor's Plat 56-3, Lot 137
South Kingstown, Rhode Island

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

Applicant
Roland J. Fiore
571 Main Street, South Kingstown, RI 02879
tel 401-782-2600 fax 401-782-3514

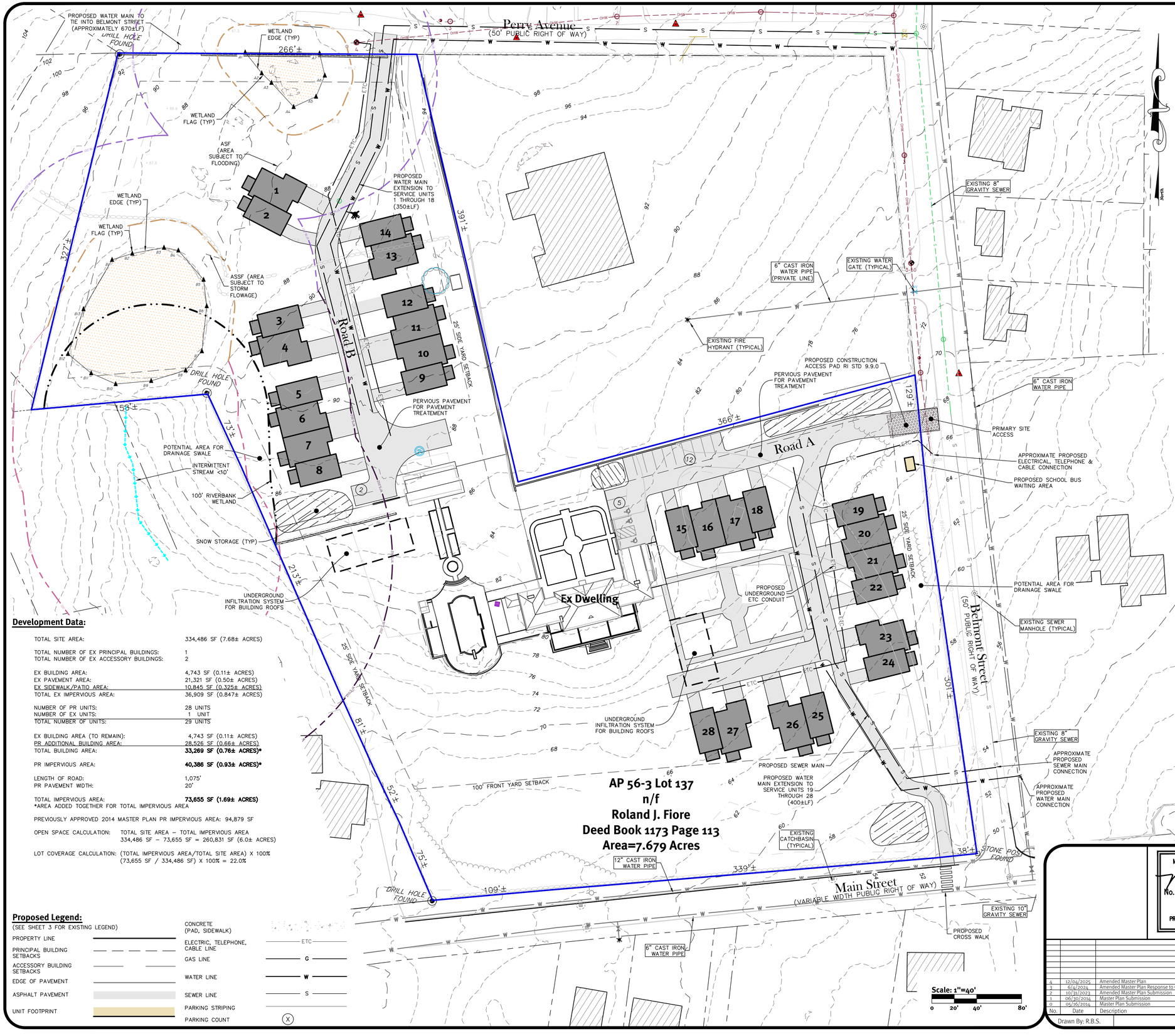
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SHEET 3 OF 5

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General Notes:

1. THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 56–3 LOT 137.
2. THE SITE IS APPROXIMATELY 7.6± ACRES AND IS ZONED RM – RESIDENTIAL MULTI–HOUSEHOLD DISTRICT.
3. THE OWNER OF AP 56–3 LOT 137 IS: ROLAND J. FIORE, 571 MAIN STREET, SOUTH KINGSTOWN, RI 02879
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0192J, MAP REVISED OCTOBER 16, 2013.
5. THIS SURVEY AND PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
6. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
7. THE SITE IS NOT WITHIN A:
   GROUNDWATER PROTECTION AREA (RIDEM)
   NATURAL HERITAGE AREAS (RIDEM)
   NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)
   SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
   GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
8. SUBSURFACE UTILITY LINES AND FEATURES, AS SHOWN HEREON, WERE COMPILED FROM FIELD EVIDENCE AND/OR AVAILABLE RECORD INFORMATION, AND THEIR LOCATIONS ARE ONLY APPROXIMATE. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. THE SUFFIX (R) DENOTES SUBSURFACE UTILITIES WHICH WERE COMPILED FROM RECORD INFORMATION ONLY. BEFORE DESIGNING FUTURE CONNECTIONS, THE APPROPRIATE UTILITIES MUST BE CONSULTED. BEFORE CONSTRUCTION, ALL UTILITIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED (SEE RHODE ISLAND GENERAL LAWS, SECTION 39–1.2). CALL "DIG SAFE" 1–888–DIG–SAFE (888–344–7233) PRIOR TO ANY WORK BEGINS.
9. TOPOGRAPHY IS FROM THE TOWN OF SOUTH KINGSTOWN GIS DEPARTMENT, AND IS CONSIDERED APPROXIMATE AT THIS TIME.
10. WETLAND DELINEATION PERFORMED BY DIPRETE ENGINEERING ON MAY 1, 2014.
11. THE SITE IS TO BE SERVICED BY PUBLIC WATER, PUBLIC SEWER AND GAS.
12. THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, ABOVEGROUND/UNDERGROUND DRAINAGE BASINS AND RAIN GARDENS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES. RAIN GARDENS WILL BE EVALUATED ON SITE FOR WATER QUALITY TREATMENT POST TEST HOLE RESULTS.
13. THE SITE IS PROPOSED TO BE BUILT IN PHASES.

Soil Notes

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION OF SOIL AREA
BMB	BRIDGEHAMPTON SILT LOAM, TILL SUBSTRATUM, 3 TO 8 PERCENT SLOPES
STA	SUTTON FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
CB	CANTON–URBAN LAND COMPLEX
W	WATER

SOIL MAPPING OBTAINED FROM 'SOIL SURVEY OF RHODE ISLAND' PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.

Dimensional Regulations

THE CURRENT ZONING OF THE SITE IS RM – RESIDENTIAL MULTI–HOUSEHOLD DISTRICT

PROPOSED USE CODE: 12.1 (SEC. 301) MULTI–HOUSEHOLD LAND DEVELOPMENT PROJECT

	REQUIRED(10)(12)	PROPOSED
MINIMUM LOT AREA:	80,000 SF.	334,486 SF
MINIMUM LOT FRONTAGE & WIDTH:	150 FT	486 FT (MAIN ST) 430 FT (BELMONT ST) 266 FT (PERRY AVE)
MINIMUM FRONT YARD SETBACK:	100 FT*	>100 FT
MINIMUM SIDE YARD SETBACK:	25 FT*	33 FT*
MINIMUM REAR YARD SETBACK:	60 FT	>60 FT
LOT BUILDING COVERAGE:	35%	9.9%
MAXIMUM PRINCIPAL BUILDING HEIGHT:	35 FT	35 FT
MAXIMUM ACCESSORY BUILDING HEIGHT:	25 FT	25 FT

NOTES:

(10) SEE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR DETAILED STANDARDS REGARDING OTHER DIMENSIONAL REQUIREMENTS (USE CODE 12.1 AND 12.3)

(12) IN AN RM ZONING DISTRICT, IF A PROPOSED USE OF A LOT IS TO INCLUDE USE CODE 12.1. AND IF SUCH LOT ABUTS A LOT CONTAINING A SINGLE–HOUSEHOLD DETACHED STRUCTURE; ANY PRINCIPLE STRUCTURE SHALL BE MAINTAINED AT A 100–FOOT SETBACK FROM THE LOT CONTAINING THE SINGLE–HOUSEHOLD DETACHED STRUCTURE.

*SEE TOWN OF SOUTH KINGSTOWN SETTLEMENT AGREEMENT DATED JANUARY 23, 2020 FOR REQUIRED SIDE AND FRONT YARD SETBACKS.

Development Data:

TOTAL SITE AREA:	334,486 SF (7.68± ACRES)
TOTAL NUMBER OF EX PRINCIPAL BUILDINGS:	1
TOTAL NUMBER OF EX ACCESSORY BUILDINGS:	2
EX BUILDING AREA:	4,743 SF (0.11± ACRES)
EX PAVEMENT AREA:	21,321 SF (0.50± ACRES)
EX SIDEWALK/PATIO AREA:	10,845 SF (0.325± ACRES)
TOTAL EX IMPERVIOUS AREA:	36,909 SF (0.847± ACRES)
NUMBER OF PR UNITS:	28 UNITS
NUMBER OF EX UNITS:	1 UNIT
TOTAL NUMBER OF UNITS:	29 UNITS
EX BUILDING AREA (TO REMAIN):	4,743 SF (0.11± ACRES)
PR ADDITIONAL BUILDING AREA:	28,526 SF (0.66± ACRES)
TOTAL BUILDING AREA:	**33,269 SF (0.76± ACRES)***
PR IMPERVIOUS AREA:	**40,386 SF (0.93± ACRES)***
LENGTH OF ROAD:	1,075'
PR PAVEMENT WIDTH:	20'
TOTAL IMPERVIOUS AREA:	**73,655 SF (1.69± ACRES)**

*AREA ADDED TOGETHER FOR TOTAL IMPERVIOUS AREA

PREVIOUSLY APPROVED 2014 MASTER PLAN PR IMPERVIOUS AREA: 94,879 SF

OPEN SPACE CALCULATION: TOTAL SITE AREA – TOTAL IMPERVIOUS AREA
334,486 SF – 73,655 SF = 260,831 SF (6.0± ACRES)

LOT COVERAGE CALCULATION: (TOTAL IMPERVIOUS AREA/TOTAL SITE AREA) X 100%
(73,655 SF / 334,486 SF) X 100% = 22.0%

Parking Regulations:

PARKING USE:	MULTIFAMILY DWELLINGS (ARTICLE 7 – SECTION 711)
PARKING REQUIREMENT:	2 SPACES PER DWELLING UNIT
PROPOSED UNITS	28 UNITS
CONVERTED EXISTING DWELLING:	1 UNIT
TOTAL PROPOSED UNITS:	29 UNITS
PARKING CALCULATION:	29 UNITS X 2 = 58 SPACES
ADA PARKING REQUIRED:	3 SPACE
REQUIRED PARKING SPACES:	58 SPACES
PARKING SPACES PROVIDED:	75 SPACES
ADA PARKING PROVIDED:	3 SPACES

Proposed Legend:

(SEE SHEET 3 FOR EXISTING LEGEND)

PROPERTY LINE
PRINCIPAL BUILDING SETBACKS
ACCESSORY BUILDING SETBACKS
EDGE OF PAVEMENT
ASPHALT PAVEMENT
UNIT FOOTPRINT
CONCRETE (PAD, SIDEWALK)
ELECTRIC, TELEPHONE, CABLE LINE — ETC
GAS LINE — G
WATER LINE — W
SEWER LINE — S
PARKING STRIPING
PARKING COUNT (X)

Amended Master Plan Submission

MOLLY R. TITUS
No. 14,001
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By:
4	12/04/2025	Amended Master Plan	N.M.P.
3	6/4/2024	Amended Master Plan Response to Comments	N.M.P.
2	10/31/2023	Amended Master Plan Submission	N.M.P.
1	06/30/2014	Master Plan Submission	R.B.S.
0	05/16/2014	Master Plan Submission	R.B.S.

Drawn By: R.B.S.

Site Plan

571 Main Street

Assessor's Plat 56-3, Lot 137
South Kingstown, Rhode Island

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

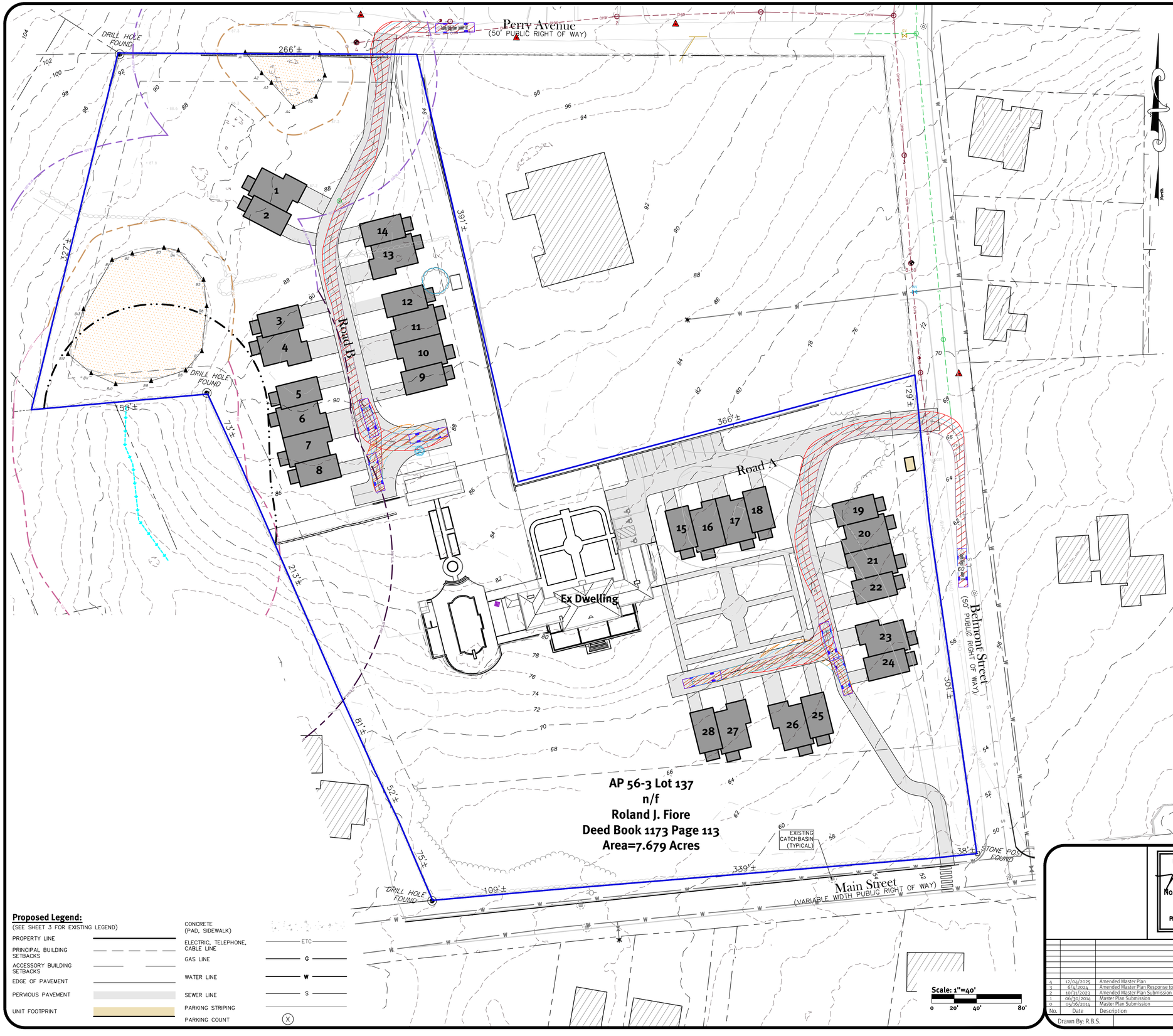
Applicant
Roland J. Fiore
571 Main Street, South Kingstown, RI 02879
tel 401-782-2600 fax 401-782-3514

Engineers • Planners • Surveyors

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Proposed Legend:
(SEE SHEET 3 FOR EXISTING LEGEND)

- PROPERTY LINE
- PRINCIPAL BUILDING SETBACKS
- ACCESSORY BUILDING SETBACKS
- EDGE OF PAVEMENT
- PERVIOUS PAVEMENT
- UNIT FOOTPRINT
- CONCRETE (PAD, SIDEWALK)
- ELECTRIC, TELEPHONE, CABLE LINE (ETC)
- GAS LINE (G)
- WATER LINE (W)
- SEWER LINE (S)
- PARKING STRIPING
- PARKING COUNT (X)

Amended Master Plan Submission

MOLLY R. TITUS
No. 12685
REGISTERED PROFESSIONAL ENGINEER
CIVIL
12/05/2025

No.	Date	Description	By:
4	12/04/2025	Amended Master Plan	N.M.P.
3	6/4/2024	Amended Master Plan Response to Comments	N.M.P.
2	10/31/2023	Amended Master Plan Submission	N.M.P.
1	06/30/2014	Master Plan Submission	R.B.S.
0	05/16/2014	Master Plan Submission	R.B.S.

Drawn By: R.B.S.

Fire Truck Plan

571 Main Street

Assessor's Plat 56-3, Lot 137
South Kingstown, Rhode Island

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

Applicant
Roland J. Fiore
571 Main Street, South Kingstown, RI 02879
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SHEET 5 OF 5

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DiPrete Engineering

January 12, 2026

Mr. James Rabbitt
South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

RE: 571 Main Street
South Kingstown, RI
Project #: 0677-006

Dear Mr. Rabbitt:

On behalf of the applicant, Roland Fiore, we have prepared this fiscal impact letter to provide additional information for the Technical Review Committee (TRC) for the Master Plan submission attached for the project stated above. The applicant is proposing a residential development on AP 56-3 Lot 137 located in South Kingstown, RI. The parcel of land has frontage on Main Street, Belmont Street and Perry Avenue and has a total area of 7.68 Acres and is zoned RM. The site is located north of Main Street, west of Belmont Street, south of Perry Avenue, and east of Willard Avenue. The site abuts residential properties zoned R-10, R-20 and R-40 and commercial properties zoned CD. The proposed development includes twenty-nine (29) residential condominium units.

An amended Master Plan submission was made in June 2024, that included changes to the number of units proposed and impervious areas from the June 2014 Master Plan submission. Since that submission and prior to this resubmission the on-site wetlands were flagged by a biologist and the plans were submitted to RIDEM for a Wetland Edge Verification in March 2025. The approval of the edge verification was issued in August 2025 and used to prepare this revised submission. The Master Plan submission was revised to include the flagged wetlands on site, reduced the number of units from 32 to 28, and relocated the proposed road entrance along Perry Avenue to the east of the wetland.

The site has a total of twenty-nine (29) residential condominium units and the proposed roadway is classified as a Local Private roadway as defined in the Town of South Kingstown Subdivision regulations. A Local Private roadway is a privately owned and maintained street whose primary function is to provide access to abutting residential properties. The proposed roadway will have a twenty (20) foot wide roadway width.

The site will be serviced by public water and public sewer. Veolia Water Rhode Island services this area and we will need to coordinate with Veolia as the project moves forward. Public Sewer is located within Belmont Street and the development will need to tie in and extend a new sewer main from Belmont Street into the site. All utility work within the Town right-of-way will require a Town Utility Permit prior

to any work being completed. An engineering study addressing the criteria set forth in Section 19-115 Connection Policy 1.b.2 will be prepared prior to the Preliminary Submission to the Town.

Storm water runoff will be controlled on site through the use of low impact development site planning and design strategies. Best management practices to control storm water runoff may include but are not limited to pervious pavement, bio-retention areas, a detention basin and/or an underground storm water infiltration system. The goal of the storm water design will be to infiltrate the maximum amount of storm water on site to show no net increase in storm water runoff from the pre development to post development conditions. In addition to this an emergency outlet will be designed that will be directed into the existing drainage network in Main Street which will only be necessary for storm events larger than a 100-yr storm. Preliminary Soil Evaluations will have to be completed to better determine if soils on site are suitable for infiltration. The storm water system will be designed to meet the Town of South Kingstown Subdivision and Land Development Regulations and the December 2010 RIDEM Storm Water Design and Installations Standards Manual. The project will be reviewed by RIDEM and a RIDEM RIPDES permit will be required.

According to Housing Works RI (housingworksri.org) there are 32,005 people and 11,363 family households in South Kingstown with an average family size of 2.82 persons per household. It is anticipated that the average household size of the proposed development will be similar to that of the Town. This calculates to a population for this development of 82 persons (2.82 x 29 = 81.78).

According to the RI Department of Education (www.infoworks.ride.uri.edu) there were 2,253 children that attended the South Kingstown School District schools during the 2024-2025 school years. This equated to an average of 0.20 students per household. It is anticipated that the development will have a similar school-age population as other households in the South Kingstown School District. This calculates to a school-age population for the development of 6 school age children (0.20 x 29 = 5.8).

If you have any further questions on this matter or require additional copies of any material submitted please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.



Molly Titus, PE
Senior Project Manager

Enclosure:
Master Plan Submission Set – 24x36 (5 copies)
Master Plan Checklist (5 copies)
Veolia Water Letter

Veolia Water Rhode Island Inc.

Model Simulation Report

Proposed Water Service

Project: 571 Main St Development

Location: 571 Main St, South Kingstown, Rhode Island

Date: October 4, 2023

Project Details

The proposed project, the 571 Main St Development, consists of new domestic service connections and a main extension serving a planned development located at the project address. The project includes two main extensions, which consist of 1,110 feet of 6-inch ductile iron pipe tapped on Belmont St and 430 feet of 6-inch ductile iron pipe tapped on Belmont St. The proposed development includes the construction of 32 residential units. Figure 1 and Figure 2 show a global view and local view of the project, respectively.

The development will reside in the main pressure district. It was assumed that the maximum elevation of the service connections would be at an elevation of approximately 90 feet above sea-level. The primary supply of water for this project originates from a 6-inch main located on Belmont Ave. The local fire marshal may specify required fire flows. The nearest existing hydrant to the project is #3-74, which is located along Main St. The project will conform to the Veolia Water Rhode Island Inc. (VWRI) standards.

Proposed Demands

The VWRI distribution system model incorporates calibrated demand pattern data, which allows an extended period simulation (24-hour) to be performed. The developer's Engineer provided VWRI with a Willingness to Serve Application, which is included as Figures 3A and 3B. The application included the following estimates of the projected demands associated with this development, which are shown in Table 1.

Table 1 – Total Projected Demand Summary

Projected Demand	Total Demand Rate	
Avg. Daily Demand (ADD):	7,360 gpd	5.1 gpm
Max Daily Demand (MDD):	24,080 gpd	16.7 gpm
Peak Hour Demand (PHD):	1,687 gph	28.1 gpm
Lawn Irrigation Demand*:	0 gpd	0 gpm
Required Fire Hydrant Flow:	1,000 gpm	
Required Fire Sprinkler Flow:	- gpm	
Total Required Fire Flow**:	1,000 gpm (at 20 psi residual)	

*It was assumed that lawn irrigation would occur between 4am and 6am.

**** The developer's engineer did not provide a required fire hydrant flow. If additional fire protection for the development is required, the developer will be required to submit a revised application with updated fire flow demands. For the analysis, it was assumed 1,000 gpm would be required.**

Model Calibration

The existing VWRI distribution system model was modified to include the appropriate consumption and fire-flow data associated with this project. The model was calibrated to reflect maximum day and peak hour demand requirements, simulating worst-case scenario conditions. This calibration incorporates time-variable supply and demand data providing the capability for WaterGEMS to calculate storage tank levels based on the SCADA system supply and demand rates, simulating actual system conditions. Fire-flow demands were also simulated in a time variable manner (3-hour duration) to accurately simulate storage level and pressure fluctuations.

Evaluation Criteria

Changes in node pressure and pipe velocity were reviewed during the analysis to ensure that the proposed development does not present any adverse impacts to the distribution system. The VWRI service standards establish a minimum normal working pressure of 35 psi at the service tap location at ground level and a minimum residual pressure of 20 psi during emergency and fire flow conditions.

Model simulation results were evaluated by:

1. Ensuring the post-project results comply with VWRI service standards.
2. Analyzing local / global effects to the system modification and residual pressures.
3. Identifying any necessary distribution system improvements or modifications to accommodate the proposed project demands (if any).

Simulated Local Results

The proposed development scenario was analyzed by running several post-development and existing condition simulations with the assumptions stated. The pressure analysis was performed at the curb line prior to any customer-side metering or back flow prevention devices that may be proposed. Fire-flows were evaluated to determine the impact of the project on existing and post-project conditions. Figure 4 shows the impact of the project on pressure at the curb-line during simulated fire-flow conditions under existing and post-project conditions. The results are summarized in Table 2:

Table 2 – Model Simulation Results

Scenario	MDD Pressure	PHD Pressure	Minimum Required Pressure
Existing Conditions:	70 psi	66 psi	35 psi
Post-Development Conditions:	70 psi	66 psi	35 psi
Fire-Flow Residual*:	8 psi	N/A	20 psi

* Simulated results at Development based on MDD model computation for a 3-hour duration at 8 am.

The VWRI service standards establish a minimum pressure of 35 psi at the service tap location and a minimum residual pressure of 20 psi during fire-flow conditions. As shown in Table 2, the proposed project is predicted to have a minimal impact on MDD and PHD pressure as compared to existing conditions. However, during a simulated fire flow event, the residual pressure at the development is predicted to drop below the required 20 psi threshold. Based on these results, VWRI is not able to provide service to the proposed development without requiring additional distribution system improvements within the proximity of the proposed development.

System-Wide Impact

The production facilities and transmission mains that would supply the proposed development were evaluated to determine if any improvements at those locations would be required to adequately serve

the proposed development. It was determined that additional distribution system modifications are required to serve the development at this time based on the information provided by the developer.

- At 1,000 gpm fire flow, the developer will be required to install 8-inch main instead of 6-inch main.

As previously stated, the developer's engineer did not provide a required fire hydrant flow. If fire protection for the development is required, the developer will be required to submit a revised application with updated fire flow demands. For the analysis, it was assumed 1,000 gpm would be required.

Figure 1
GIS Imagery of Proposed Project Location
Global View

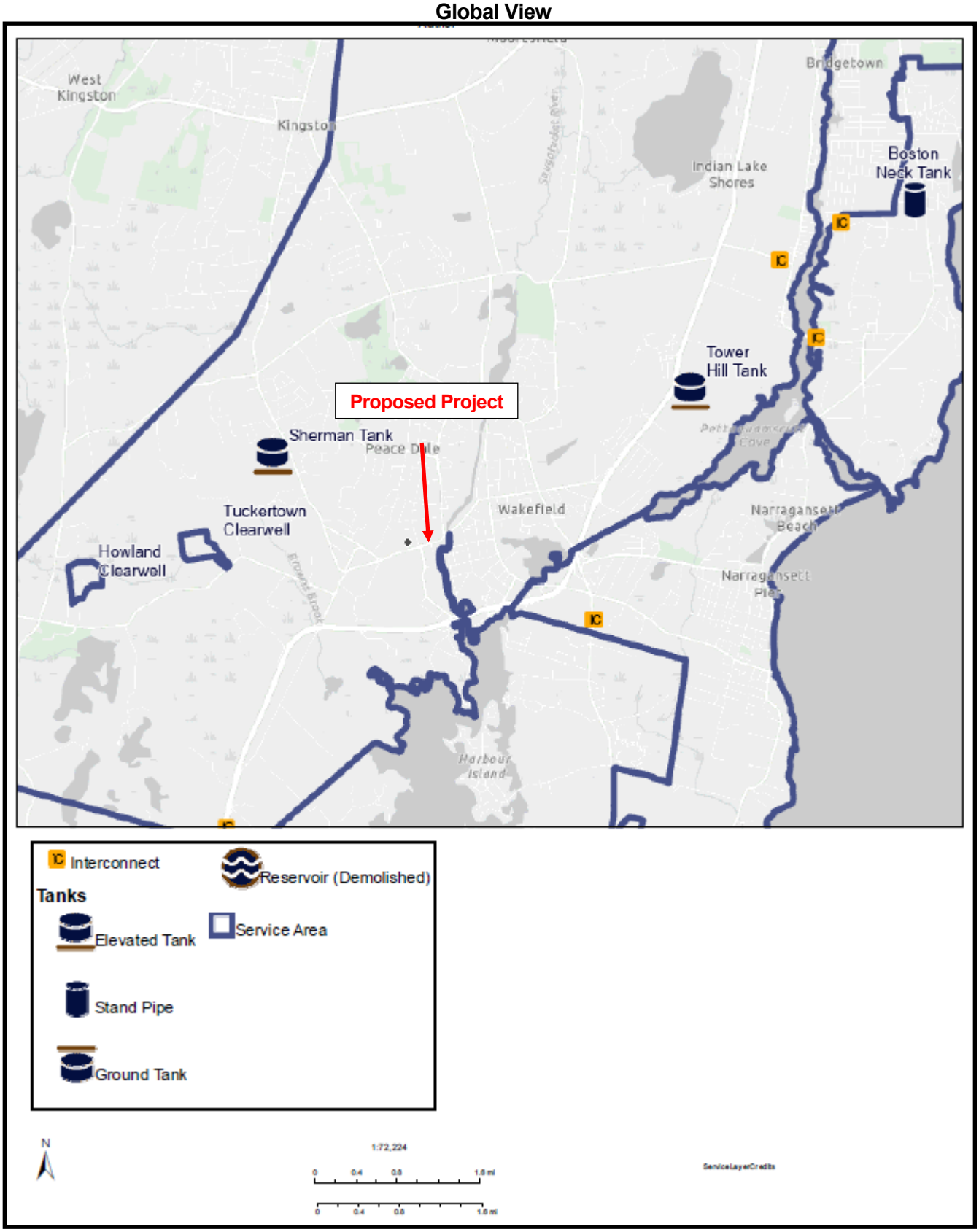


Figure 2
GIS Imagery of Proposed Project Location
Local View

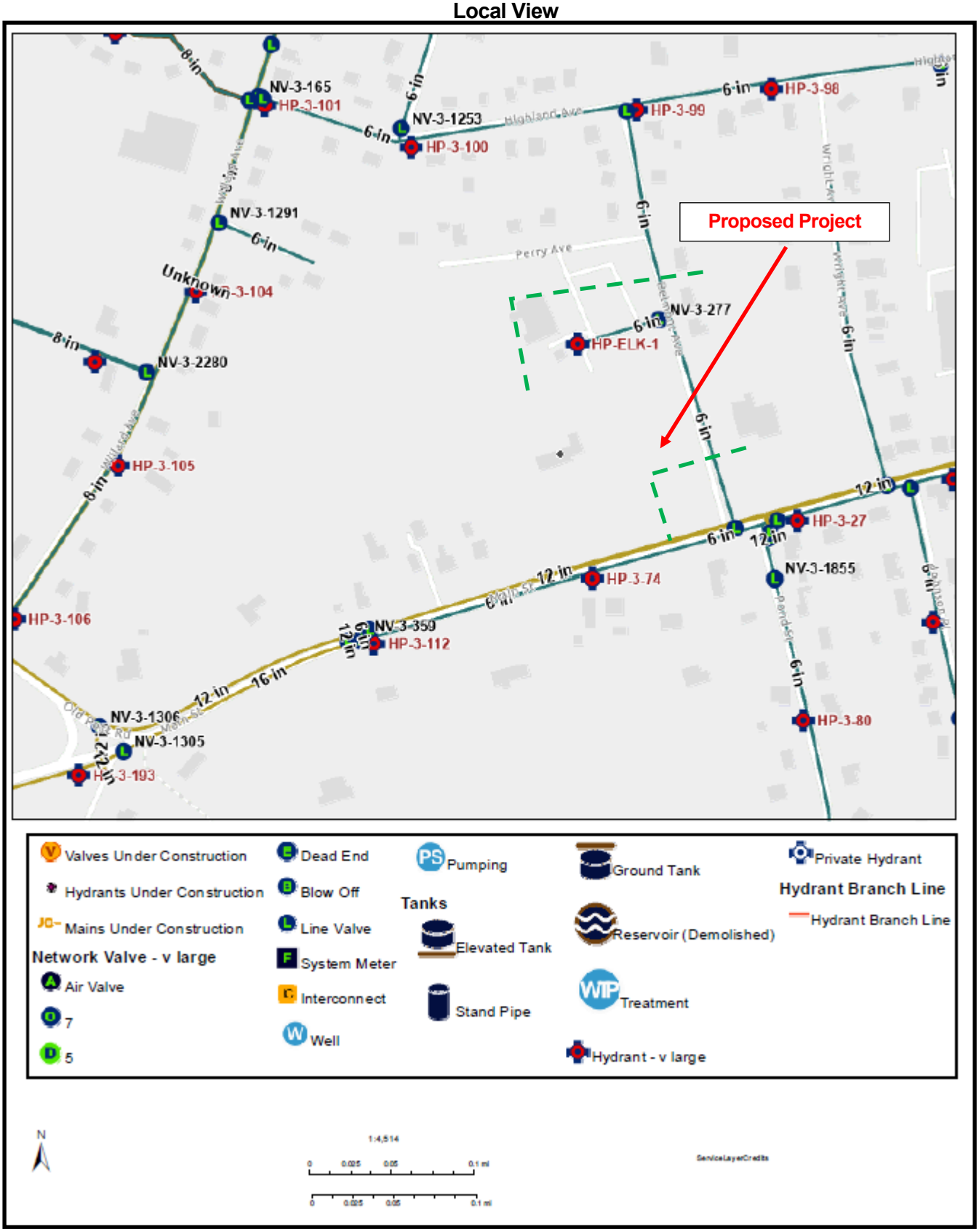


Figure 3A
Willingness to Serve Application

Information Required for Willingness to Serve

Date: August 15, 2023

Project Name: 571 Main Street

Project Address (Street Name/Town): 571 Main Street, South Kingstown, RI

Brief Project Description: Proposed residential development: Total Units 32 (2 bedrooms Each)

Size and Length of Main: Perry Avenue Street Portion (Units 1-18) - 6" CLDIP 1,100 LF

Number of Hydrants: To be Coordinated with Fire Department

Number of Domestic Services: 18 (1 for each unit)

Number of Fire Services: 1 (from Water Main Extension)

Number of Irrigation services: 0

Commercial (Type and Number Square Feet): N/A

Residential (Number of Units and Number of Bedrooms per Unit): 18 units / 2 bedrooms / unit

On Behalf of the Applicant:

Contact Name: Molly R. Titus, P.E., DiPrete Engineering

Contact Address: 2 Stafford Court, Cranston, RI 02920

Contact Number: 401-943-1000

Contact Email: mtitus@diprete-eng.com

Projected Demand Summary (if more than one building, attach a Project Demand Summary Table): Using RIDEM OWTS Regs. 115 gpd per bedroom

1. Domestic Average Daily Demand (gpd): 36 bedrooms (4,140) (gpm): 2.9
2. Domestic Maximum Daily Demand (gpd): 12,420 (gpm): 8.6
3. Domestic Peak Hourly Demand (gph): $\frac{22,770 \text{ gpd (5.5 peaking factor)}}{949 \text{ gph}}$ (gpm): 15.8
4. Lawn Irrigation Demand (gpd): 0 (gpm): _____
5. Required Fire Hydrant Flows (gpm): To be coordinated with Fire Department
6. Required Fire Sprinkler System Flows (gpm): Not Applicable

Additional Comments: _____

MOLLY R. TITUS
No. 16811
08/24/2023
REGISTERED PROFESSIONAL ENGINEER CIVIL

Additional Requirements:

- Attach a detailed project description including detailed project demand calculations and back-up information supporting all project demand calculations.
- Attach a copy of site plan calling out the block and lots and local vicinity with elevations in NGVD 1929, if elevations are not in NGVD 1929, please provide conversion factor.
- This form and backup calculations to be signed and sealed by a P.E.

Figure 3B
Willingness to Serve Application

Information Required for Willingness to Serve

Date: August 15, 2023

Project Name: 571 Main Street

Project Address (Street Name/Town): 571 Main Street, South Kingstown, RI

Brief Project Description: Proposed residential development: Total Units 32 (2 bedrooms Each)

Size and Length of Main: Belmont Street Portion (Units 19-32) - 6" CLDIP 430LF

Number of Hydrants: To be Coordinated with Fire Department

Number of Domestic Services: 14 (1 for each unit)

Number of Fire Services: Water Main Extension

Number of Irrigation services: 0

Commercial (Type and Number Square Feet): N/A

Residential (Number of Units and Number of Bedrooms per Unit): 14 units / 2 bedrooms / unit

On Behalf of the Applicant:

Contact Name: Molly R. Titus, P.E., DiPrete Engineering

Contact Address: 2 Stafford Court, Cranston, RI 02920

Contact Number: 401-943-1000

Contact Email: mtitus@diprete-eng.com

Projected Demand Summary (if more than one building, attach a Project Demand Summary Table): Using RIDEM OWTS Regs. 115 gpd per bedroom

1. Domestic Average Daily Demand (gpd): 28 bedrooms (3,220) (gpm): 2.2
2. Domestic Maximum Daily Demand (gpd): 9,660 (gpm): 6.7
3. Domestic Peak Hourly Demand (gph): $\frac{17,710 \text{ gpd (5.5 peaking factor)}}{738 \text{ gph}}$ (gpm): 12.3
4. Lawn Irrigation Demand (gpd): 0 (gpm):
5. Required Fire Hydrant Flows (gpm): To be coordinated with Fire Department
6. Required Fire Sprinkler System Flows (gpm): If required, to be coordinated with Fire Department

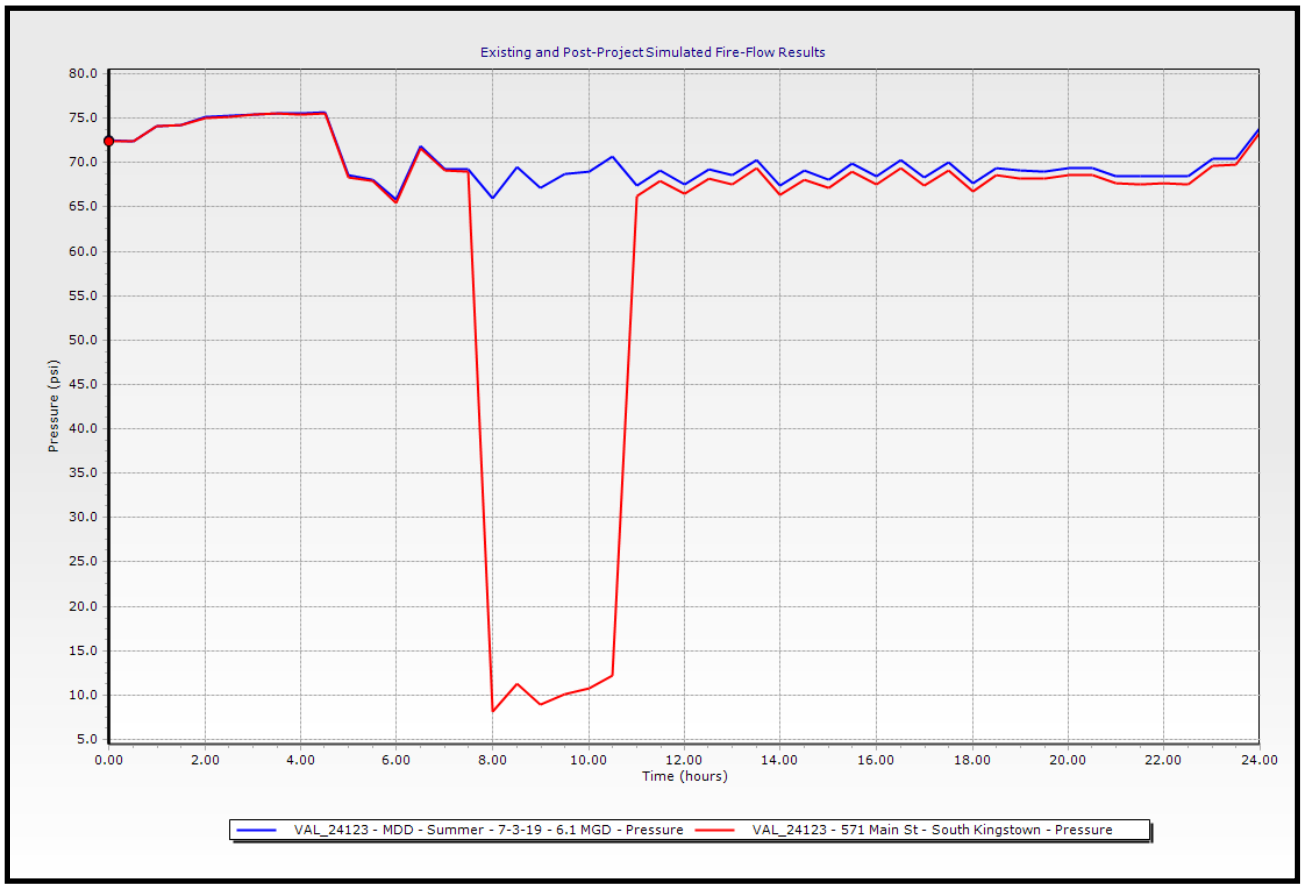
MOLLY R. TITUS
No. 10081
08/14/2023
REGISTERED PROFESSIONAL ENGINEER CIVIL

Additional Comments:

Additional Requirements:

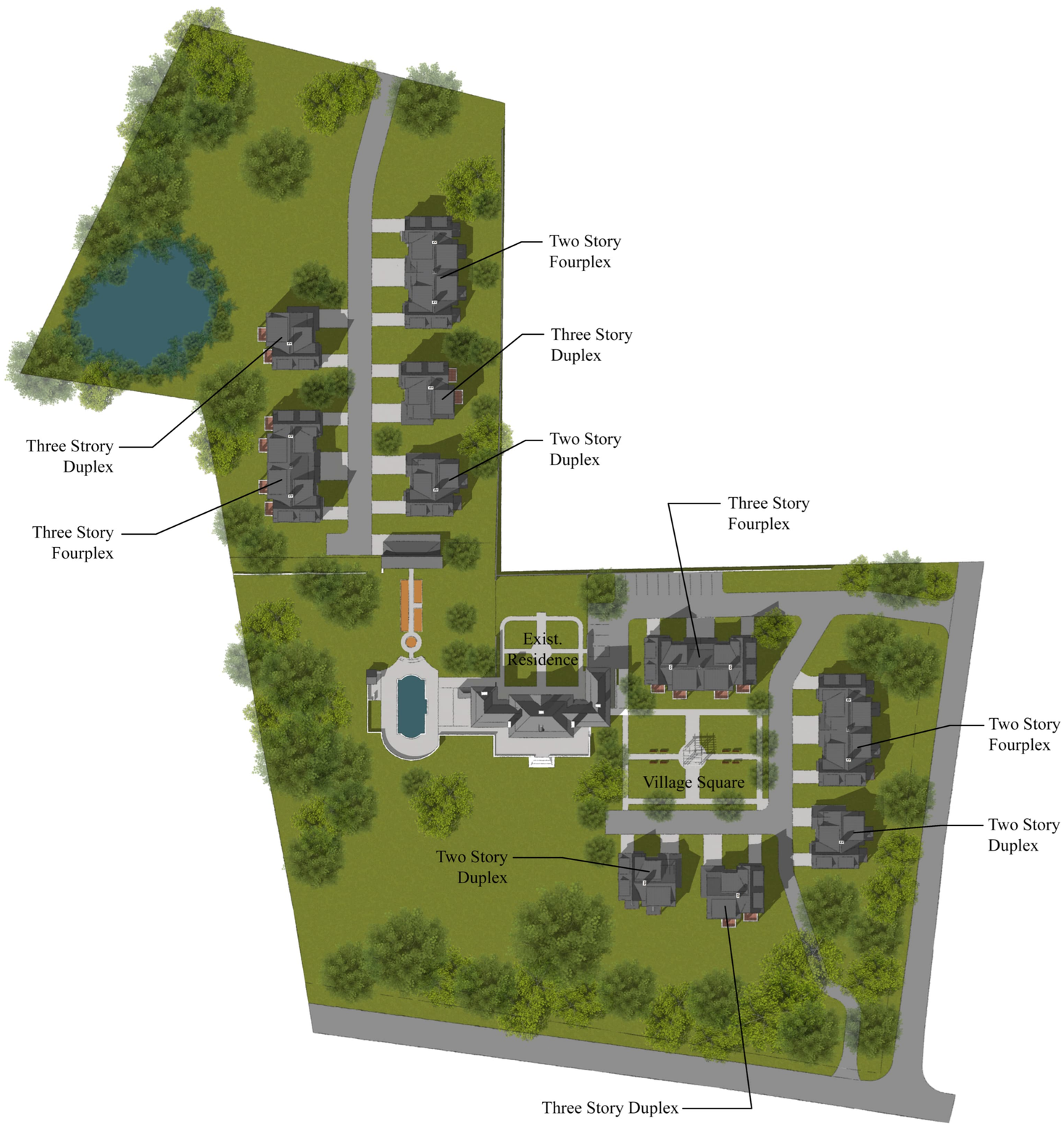
- Attach a detailed project description including detailed project demand calculations and back-up information supporting all project demand calculations.
- Attach a copy of site plan calling out the block and lots and local vicinity with elevations in NGVD 1929, if elevations are not in NGVD 1929, please provide conversion factor.
- This form and backup calculations to be signed and sealed by a P.E.

Figure 4
MDD Model Simulation Results



MDD Model Simulation Results at Proposed Development:

1. Fire-flow analysis for 3-hours at 8:00AM with computed residual pressure at the proposed development for Existing Conditions.
2. Pressure analysis (blue) at the proposed development for existing conditions.
3. Fire-flow analysis (red) with computed residual pressure at the proposed development for post-development conditions.
4. Pressure analysis was performed at the curb line prior to any customer-side metering and back flow prevention devices.



Deepwell, Proposed Residences

South Kingstown, Rhode Island

Studio 401Architecture, LLC

5 Division Street, Unit 39
East Greenwich, Rhode Island 02818



Deepwell, Proposed Residences
South Kingstown, Rhode Island

Studio 401Architecture, LLC

5 Division Street, Unit 39
East Greenwich, Rhode Island 02818



Front Elevation



Back Elevation



Side Elevation

Deepwell, Proposed Residences
South Kingstown, Rhode Island

Two Story Duplex

Studio 401Architecture, LLC

5 Division Street, Unit 39
East Greenwich, Rhode Island 02818



Front Elevation



Back Elevation



Side Elevation

Deepwell, Proposed Residences
South Kingstown, Rhode Island

Two Story Fourplex

Studio 401Architecture, LLC

5 Division Street, Unit 39
East Greenwich, Rhode Island 02818



Front Elevation



Back Elevation



Side Elevation

Deepwell, Proposed Residences
South Kingstown, Rhode Island

Three Story Duplex

Studio 401Architecture, LLC

5 Division Street, Unit 39
East Greenwich, Rhode Island 02818



Front Elevation



Back Elevation



Side Elevation

Deepwell, Proposed Residences
South Kingstown, Rhode Island

Three Story Fourplex

Studio 401Architecture, LLC

5 Division Street, Unit 39
East Greenwich, Rhode Island 02818

CONCEPTUAL MASTER PLAN CHECKLIST
MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISION

The applicant shall submit to the Administrative Officer at least five (5) blueline or photocopies of master plan maps required below. The scale of all plans shall be sufficient to clearly show all of the information required and shall be subject to the approval of the Administrative Officer. Plans shall include a certification that all plans and improvements conform to all existing and amended standards of the State of Rhode Island and Providence Plantations, Board of Registration for Professional Engineers and Board of Registration of Land Surveyors.

At a minimum, the following information shall be provided:

1. Conceptual Master Plan Drawing(s) - A map or plan of the subdivision parcel showing the following information:

1. ✓ Name of the proposed subdivision
2. ✓ Name and address of property owner and applicant
3. ✓ Name, address and telephone number of person or firm preparing the conceptual master plan
4. ✓ Date of plan preparation, with revision date(s) (if any)
5. ✓ Graphic scale and true north arrow
6. ✓ Plat and lot number(s) of the land being subdivided
7. ✓ Zoning district(s) of the land being subdivided. If more than one district, zoning boundary lines must be shown
8. ✓ Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines
9. ✓ Area of the subdivision parcel and proposed number of buildable lots, dwellings or other proposed improvements
10. ✓ Location and dimensions of existing property lines within or adjacent to the subdivision parcel, easements and rights-of-way
11. ✓ Location, width and names of existing streets within and immediately adjacent to the subdivision parcel
12. ✓ Names of abutting property owners and property owners immediately across any adjacent streets

13. ✓ Location of wooded areas and notation of existing ground cover
14. ✓ Location of wetlands, watercourses or coastal features present on or within 200 feet of the property being subdivided

15. NA Areas of agricultural use

16. ✓ Existing topography with minimum contour intervals of two feet

17. ✓ Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision

18. ✓ Proposals, if any, for connection with existing water supply and sanitary sewer systems or a notation that wells and ISDS are proposed

19. ✓ Provisions for collecting and discharging stormwater

20. NA Location of historic cemeteries on or immediately adjacent to the subdivision (if any)

21. ✓ Location of any unique natural and/or historic features, including stone walls

22. ✓ Notation on plan if the subdivision parcel(s) are located within any of the following areas:

NA Natural Heritage Areas (RIDEM)
NA Narrow River Special Area Management Plan (CRMC)
NA Salt Ponds Special Area Management Plan (CRMC)
NA Groundwater Protection Overlay District (Town)

23. ✓ Proposed improvements including streets, lots, lot lines, with approximate lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines

24. ✓ Base flood elevation data

25. NA Open space use plan (Flexible Design Residential Projects or residential compounds)

26. ✓ Proposed construction access road(s) or route(s)

2. Supporting Materials - The applicant shall submit to the Administrative Officer up to forty (40) copies of a narrative report (actual number of copies to be determined by the Administrative Officer) providing a general description of the existing physical environment and existing use(s) of the property along with a general description of the uses and type of development proposed by the applicant. The narrative report shall include reduced copies of all plans required in No. 1 above plus items 2-7, below:

1.___ Filing Fee: - $200 plus $20 per unit

2.✓ An aerial photograph or a blue line copy of an existing aerial photograph of the proposed subdivision parcel and surrounding area

3.✓ A copy of the soils map of the subdivision parcel and surrounding area, and a general analysis of soil types and suitability for the development proposed. If any prime agricultural soils and/or hydric soils are within the subdivision parcel(s) the soils map shall be marked to show the location of said prime agricultural soils and/or hydric soils

4.✓ An estimate of the approximate population of the proposed subdivision

5.✓ An estimate of the number of school-aged children to be housed in the proposed subdivision

6.**N/A** Fiscal impact statement

7.✓ Proposed phasing, if any

8.✓ Existing Resources and Site Analysis Map

9.✓ A vicinity map, drawn to a scale of 1"=400' or as necessary to show the area within one-half mile of the subdivision parcel showing the locations of all streets, existing lot lines, and zoning district boundaries. Schools, parks, fire stations and other significant public facilities shall be indicated on the locus map by shading and labelling the specific use.

10.____Initial written comments on the Conceptual Master Plan from the following agencies:

(*Provided by the Administrative Officer)*

Local Agencies

A.	_____Planning Department	Date:_____
B.	_____Town Manager	Date:_____
C.	_____Public Services Department	Date:_____
D.	_____Zoning Enforcement Officer	Date:_____
E.	_____Fire Alarm	Date:_____
F.	_____Solicitor	Date:_____
G.	_____Conservation Commission	Date:_____
H.	_____Recreation Commission	Date:_____
I.	_____Police Dept.	Date:_____
J.	_____Fire District	Date:_____
K.	_____School Dept.	Date:_____
L.	Other (specify)_____	Date:_____

Adjacent communities (specify)

A. _____ Date:_____
B. _____ Date:_____
C. _____ Date:_____
D. _____ Date:_____
E. _____ Date:_____

State agencies

A. ____ Environmental Management Date:_____
B. ____ Transportation Date:_____
C. ____ Coastal Resources Date:_____
D. ____ Other (specify)_____ Date:_____

_____

Federal agencies

A. _____ U.S. Army Corps Engineers Date:_____
B. _____ FEMA Date:_____

11.✓ Written confirmation that the appropriate water company or district has reviewed the plan(s) and has determined it can/cannot provide water service

Water Company or District Veolia Rhode Island
Date of Letter October 4, 2023

12.✓ The names and addresses of all property owners, agencies, or communities requiring notification as required by these Regulations

13.✓ Owner Authorization Form (See attached)

14.✓ Subdivision Notification Form (See attached)

N/A In addition to all applicable items required on the above checklists, an applicant for approval of development within the Route 1 Special Management District shall submit to the Administrative Officer copies of the information listed below. Information shall be conceptual in nature and provided in the form of plans, drawings or explanatory text in sufficient detail to indicate conformity with applicable provisions of zoning and the Comprehensive Plan. The Administrative Officer shall determine the actual number of copies of each document to be provided, up to a maximum of forty (40) copies.

1.____Description of existing uses, indicating proposed change of use, enlargement or modification, if any

2.____Description of proposed new uses, indicating size and extent of proposed buildings or other use areas

3.____Proposed vehicular access, indicating on and off-site streets, driveways, service roads, etc.

4.____Proposed parking plan, indicating number of spaces, landscaping and relation to proposed uses, including proposals for shared or on-street parking. For parking or access drives visible from US Route 1 or Kelley Way, plans or drawings must indicate view by motorists on such roads.

5.____Open space use plan indicating location, area and nature of proposed open space on the parcel(s) proposed for development, and relation to existing or proposed open space on adjacent parcels or in the entire District.

6.____Proposed buffering from US Route 1, Kelley Way and/or adjacent property, prepared by a registered Landscape Architect

7.____Proposed highway access and relation to on and off-site circulation patterns

8.____Schematic signage plan, indicating the general nature of all proposed exterior signage, with sketches and supporting explanatory information, if required by the Planning Board

9.____Schematic architectural drawings of proposed buildings, if required by the Planning Board

10.____Proposed lighting plan, including a description of proposed lighting fixtures, pole heights, type of illumination and anticipated lighting levels

11.____Pedestrian and bicycle circulation plan

12.____Location and nature of proposed outdoor refuse storage, collection and recycling areas

13.____Proposed construction schedule and proposed phasing of development