



Town of South Kingstown Planning Board

Work Session Agenda Meeting Minutes
Tuesday, June 9, 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:

PRESENT: Planning Board A. Kaiper Wilson
Planning Board Elizabeth Karp
Planning Board Paul Jordan
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; Curtis Defour, Principal Planner; Lynn Smith, Planning Associate; and Andrew Teitz, Special Legal Counsel.

Mr. Rabbitt introduced Curtis Defour, the new Principal Planner on the South Kingstown Planning Department staff.

B. 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.

Mr. Rabbitt introduced the project and the applicant's plan and the time frame required.

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

Ms. Mack requested that Mr. Teitz explain to the board members that they need to look at the overall possible vision as a result of this ordinance change. The applicant is showing ideas.

Mr. Teitz reminded the board members that the basic uses are being set forth in the zone change, not necessarily the project seen tonight. Members must look at the overall possibility of how these things may be developed, and not only the specifics in front of them. And yes, conditions can be put on a zone change.

Mr. Dougherty requested that no conditions be placed on the site plans; please leave "strict" compliance out.

Edward Pimentel, Consultant, appeared to present his report, dated April 16, 2026.

Eric Zuen, of ZDS Architecture & Interiors, presented the proposed architecture for the first stage of the anticipated changes.

Molly Titus, Diprete Engineering, appeared to discuss the engineering design of the proposed project.

Mr. Dougherty stated that Pete Hayes (present), of Hayes & Sherry, Cushman & Wakefield, conducted a market analysis.

Brad Waugh, owner/applicant, appeared to give the Planning Board members the history of the property and his involvement since purchasing it. Mr. Waugh also gave the Board members his vision for the property and stated it did not include cubicle storage units or a massive housing development.

Discussion ensued regarding: the existing building; the proposed cabins; creating an expansion of weekend or weekly

shooting events; creation of more use, more noise at the facility; possible expansion of outside shooting; recycling of lead and brass; proposed expansion of recreational use, not an increase to shooting use; with zone change, what can be built "by right" without returning to the Planning Board; all uses to trigger Planning Board review; the storage units will be condos; unsure if cottages will be sold off as timeshares or kept as rentals; if cottages were sold as rental units, shooting range would need to be closed; maximum 2-week stay at a timeshare; proposed party tent; corporate events and weddings; live or amplified music; notice to Broad Rock Road residents; time restrictions on noise; uses listed in proposed zone change; split-zone property; community needs; gun shot decibels; kennel use; 120 acre minimum for indoor gun range; elimination of kennel and outdoor shooting; buffering around storage units; storage unit design is based on use; conservation easement; soil analysis; lighting; Planning Board site visit; integrity of any water bodies on the site; uses allowed by guests; report of discussions had with abutters; public traffic; internal traffic; plan after zoning change may be different than tonight's presentation; Performance Standards could be added; and the applicant would need to come back before the Planning Board to increase the amount of physical shooting lanes.

Mr. Teitz cautioned the Board not to get into too many details of land development and to focus on the Zone Change elements (i.e. hours for events, and limits of disturbance of trees, etc.).

Mr. Teitz advised the applicant, in order to proceed in a timely fashion, they should narrow the area of what is being proposed for the zone change, to areas they want to develop now, for the Town Council.

Ms. Mack requested the applicant to work with staff to schedule a site visit and come up with a reasonable time frame for the Planning Board to make a decision.

PUBLIC COMMENT ALLOWED:

Toni Arviso-Jeans, 129 Pearls Way, abuts the property and expressed concern about the noise, traffic, proposed events—size, noise and traffic. Questioned if shooting will go on during events like weddings. Concerned about water, lead, selling homes. She does not need the facilities proposed, they do not need more people coming into the neighborhood.

Richard Frisella, Jr., of 129 Pearls Way, expressed concern about the proposed event tent that would be so close to their bedroom, noise, traffic, no buffer. Has family all along Rose Hill Road. The proposed change will be a nightmare for the whole family; life-changing, especially at night.

Xavier Sherman, son of previous speakers, lives at the same residence. The applicant has tried to join the two driveways; noise, adds to the noise from the golf course across the street; will serve alcohol; did not get notified; disproportionately affects their lives.

Richard Frisella, Sr., 82 years old, lifetime resident of the shooting preserve, is used to the noise of gunshots. Concerned about increasing sewage, and the effect on nearby rivers, the Saugatucket river is in the backyard of this development; the transfer station smells, locals are used to it, but believes if new housing is developed, the new residents will shut the transfer station down.

Mr. Waugh stated that they are a part owner of Pearls Way, but do not utilize it.

Toni Arviso-Jeans and Richard Frisella, Jr. stated the applicant has a "right of way" for Pearls Way, and expressed concern with the applicant using it for business.

Mr. Rabbitt discussed possible dates for a site visit, a return to the Planning Board, and the applicant's extension date for a PB decision. Mr. Rabbitt will coordinate with legal and contact the Planning Board members with available dates for a site visit. Mr. Teitz reminded the Planning Board that a site visit should be an official meeting, with a quorum, at least four members; minimal minutes kept—attendance, start time, key issues looked at, and adjournment. The public can attend, but not open for public comment, and not open for private discussion. Public notice requirements apply — 48 hrs. prior (work days).

Continued to the July 14, 2026, Work Session.

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

5-MINUTE BREAK

Mr. Rabbitt updated the board regarding the presentation to the Town Council and reviewed what was discussed. Mr. Rabbitt went through the different sections that were changed and explained the changes.

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

Mr. Rabbitt welcomed Curtis Dufour to the Planning Department staff.

Mr. Jordan stated that he was unable to attend the July 8th TRC meeting he originally volunteered for, but he will attend the August 12th TRC meeting.

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

Mr. Teitz stated there was nothing to report.

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

1. Discussion regarding a Planning Board Liaison for the Affordable Housing Collaborative Committee.

Mr. Wagner is looking for a Planning Board member to volunteer.

Ms. Mack suggested a volunteer not commit to every AHCC meeting, and only go if something needs to be reviewed.

Mr. Rabbitt suggested a report from a staff liaison instead and have a Planning Board member only attend a quarterly meeting, unless there is something pertinent that will be coming before the Planning Board.

Mr. Monaco volunteered to attend quarterly AHCC meetings (March, June, September, and December). Mr. Wagner stated that the meetings are typically held on the 4th Thursday of the month.

F. Adjournment:

Upon motion made by Ms. Wilson, duly seconded by Mr. Jordan, the meeting was adjourned at 9:07 p.m., by unanimous vote.