TO THE MEMBERS OF THE PLANNING BOARD:
Maria H. Mack, Chair       Robert B. Clendenen, Secretary
Fred B. Morrison       John A. Riendeau, Vice Chair
Ken Kenerson       Leslie Castrovillari
Douglas Langdon

ALSO: The Honorable Town Council
Stephen A. Alfred, Town Manager – ex officio member
Kristen Stringfellow, Superintendent of Schools – ex officio member
Nancy E. Letendre, Legal Counsel
L. Vincent Murray, Director of Planning
Dennis Vinhateiro, Principal Planner
Jeffrey O’Hara, Building Official
Dale Holberton, Town Clerk
Jon Schock, Director of Public Services
William Boardman, Town Engineer
Alan R. Lord, Director of Finance
Dorian Boardman, Conservation Commission Chair

A regular meeting of the South Kingstown Planning Board will be held on February 14, 2012 at 7:00 p.m. in the Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield.

AGENDA

A. ROLL CALL
B. CONSENT AGENDA (CA)
C. APPROVAL OF MINUTES:

(CA) December 27, 2011 Work Session
(CA) January 10, 2012 Regular Meeting
(CA) January 24, 2012 Regular Meeting and Work Session

All items listed with (CA) are to be considered routine by the Planning Board and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board, or a member of the public so requests, in which event the item will be removed from Consent Agenda (CA) consideration and considered in its normal sequence on the agenda.

POSTED: February 9, 2012
D. PUBLIC HEARINGS
1. COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING - Church Street Subdivision, a proposed three-lot subdivision (one existing home), flexible frontage waiver request, AP 48-3, Lot 145, located at 305 Church Street, Scot Hallberg, owner/applicant

2. COMBINED CONCEPTUAL MASTER PLAN PUBLIC INFORMATIONAL MEETING AND PRELIMINARY PLAN PUBLIC HEARING - Leonard Minor Subdivision, a proposed two-lot subdivision (one existing house to be relocated), flexible frontage waiver request, AP 56-4, Lot 9, located at 96 South Road, Robert Leonard, owner/applicant

E. SPECIAL ITEMS
1. ADOPTION AND RECOMMENDATION TO THE TOWN COUNCIL – Healthy Places by Design Final Report

2. (CA) ORDER OF NOTICE SCHEDULING A PRELIMINARY PLAN PUBLIC HEARING - Hampton Place, a proposed 7,500 square foot medical office building, first phase of office park, AP 50-4, Lots 13 and 24, located in the Route 1 Special Management District at Tower Hill Road and Hampton Way, John Haddad, owner/applicant

3. (CA) ORDER OF NOTICE SCHEDULING A PRELIMINARY PLAN PUBLIC HEARING - Stone Soup Farm, a proposed seventeen-lot, Flexible Design Residential Project (one existing home), one on-site affordable lot/unit, two off-site affordable rental units, approximately 2,300 feet of private roads, AP 55-3, Lot 3, located at 334 South Road on the westerly side of South Road approximately 1,000 feet north of Woodman’s Trail, Stone Soup Cottage Works, LLC, owner/applicant

4. (CA) PRELIMINARY PLAN REVIEW – Brandyberry Minor Subdivision, a proposed two-lot subdivision (one existing home), existing street frontage, AP 22-3, Lot 4, located at 22 Waites Corner Road, Revocable Living Trust of Marilyn Brandyberry – 2011, owner, Marilyn Brandyberry, Trustee, applicant

5. (CA) Biscuit City Road Neighborhood Emergency Access - Release of the remaining $17,770.92 of the Blueberry Hills Phase I and II Off-Site Improvement Funds to the Department of Public Services for the purpose of funding the construction of a bicycle path / emergency access between White Horn Drive and High Meadow Lane

6. (CA) Environmental Impact Statement Review and Recommendation to the Zoning Board of Review, proposed single-family home and ISDS located in a High Flood Danger Zoning Overlay District (R-80), Charlestown Beach Road, AP 95-2, Lot 41, Paradise Commercial Lending, LLC, owner, James Paradise, applicant

F. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:
   ADMINISTRATIVE SUBDIVISIONS recorded during January 2012
   None were recorded.
   MINOR SUBDIVISIONS recorded during January 2012
   Union Fire District Minor Subdivision, AP 61, Lot 1, located at 1116 Ministerial Road, recorded 1/26/12.
   MAJOR SUBDIVISIONS recorded during January 2012
   None were recorded.

G. CORRESPONDENCE

H. COMMENTS - BOARD MEMBERS & PRINCIPAL PLANNER
I. ADJOURNMENT

CONSENT AGENDA (CA) ITEMS FOR 2/14/12
PLANNING BOARD AGENDA

C. APPROVAL OF MINUTES:

(CA) December 27, 2011 Work Session
(CA) January 10, 2012 Regular Meeting
(CA) January 24, 2012 Regular Meeting and Work Session

Motions for the following (CA) agenda items appear in the Principal Planner’s comments dated February 10, 2012:

E. SPECIAL ITEMS

2. (CA) ORDER OF NOTICE SCHEDULING A PRELIMINARY PLAN PUBLIC HEARING - Hampton Place, a proposed 7,500 square foot medical office building, first phase of office park, AP 50-4, Lots 13 and 24, located in the Route 1 Special Management District at Tower Hill Road and Hampton Way, John Haddad, owner/applicant

3. (CA) ORDER OF NOTICE SCHEDULING A PRELIMINARY PLAN PUBLIC HEARING - Stone Soup Farm, a proposed seventeen-lot, Flexible Design Residential Project (one existing home), one on-site affordable lot/unit, two off-site affordable rental units, approximately 2,300 feet of private roads, AP 55-3, Lot 3, located at 334 South Road on the westerly side of South Road approximately 1,000 feet north of Woodman’s Trail, Stone Soup Cottage Works, LLC, owner/applicant

4. (CA) PRELIMINARY PLAN REVIEW – Brandyberry Minor Subdivision, a proposed two-lot subdivision (one existing home), existing street frontage, AP 22-3, Lot 4, located at 22 Waites Corner Road, Revocable Living Trust of Marilyn Brandyberry – 2011, owner, Marilyn Brandyberry, Trustee, applicant

5. (CA) Biscuit City Road Neighborhood Emergency Access - Release of the remaining $17,770.92 of the Blueberry Hills Phase I and II Off-Site Improvement Funds to the Department of Public Services for the purpose of funding the construction of a bicycle path / emergency access between White Horn Drive and High Meadow Lane

6. (CA) Environmental Impact Statement Review and Recommendation to the Zoning Board of Review, proposed single-family home and ISDS located in a High Flood Danger Zoning Overlay District (R-80), Charlestown Beach Road, AP 95-2, Lot 41, Paradise Commercial Lending, LLC, owner, James Paradise, applicant

F. (CA) REPORT OF THE ADMINISTRATIVE OFFICER:

ADMINISTRATIVE SUBDIVISIONS recorded during January 2012
None were recorded.

MINOR SUBDIVISIONS recorded during January 2012
Union Fire District Minor Subdivision, AP 61, Lot 1, located at 1116 Ministerial Road, recorded 1/26/12.

MAJOR SUBDIVISIONS recorded during January 2012
None were recorded.
NOTE: In accordance with the South Kingstown Planning Board By-laws, Article IV, Section 1 'No items shall be placed on the agenda unless all required documentations have been submitted. Later additions to an agenda must be approved by all members present at the meeting.'

INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL TTD (401) 792-9642 AT LEAST 72 HOURS IN ADVANCE OF THE MEETING DATE.