



Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT
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RECORDED 04/29/2021 09:35:52 AM
B/P:1789/Pss 342 - 344; (3 pss)
IN ST # 14505
TOWN OF SOUTH KINGSTOWN, RI

April 28, 2021

Garrett Homes, LLC
c/o Gary Eucalitto
59 Field Street
Torrington, CT 06790

RE: 1860 Kingstown Road
Development Plan Review, Advisory to Zoning
South Kingstown Tax Assessor's Plat 40-1, Lots 125 & 126

Dear Mr. Eucalitto:

At the meeting of the South Kingstown Planning Board held on April 27, 2021 the Board voted as follows:

Motion: "The South Kingstown Planning Board hereby grants advisory Development Plan approval and makes a favorable recommendation to the Zoning Board of Review for the project located at 1860 Kingstown Road, a proposed 7,500 square foot building for retail use with associated site improvements on Assessor's Plat 40-1, Lot 125 & 126, located at 1860 Kingstown Road, Garret Homes, LLC, *applicant*, South Shore Mental Health (Gateway Healthcare, Inc.) and Alternative Living Concepts (c/o Gateway Healthcare, Inc.), *owner*. This Development Plan approval and favorable recommendation to the Zoning Board is based upon plans entitled 'Land Development Plans Issued for Permitting, Proposed Retail Development, 1860 Kingstown Road (RI Route 108), South Kingstown, Rhode Island, Prepared For: Garrett Homes, LLC, 59 Field Street, Torrington, CT 06790, Prepared By: BL Companies, 100 Constitution Plaza, 10th Floor, Hartford, CT 06103, dated July 30, 2020 with revisions through March 22, 2021.

<u>Sheet</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision Date</u>
AL-1	ALTA/NSPS Land Title Survey (Sheet 1 of 2)	BL Companies	7/30/2020	10/15/2020
AL-1	ALTA/NSPS Land Title Survey (Sheet 2 of 2)	BL Companies	7/30/2020	10/15/2020
GN-1	General Notes	BL Companies	7/30/2020	3/22/2021
DM-1	Demolition Plan	BL Companies	7/30/2020	3/22/2021
SP-1	Site Plan	BL Companies	7/30/2020	3/22/2021
TT-1	Truck Turn Plan – WB-67	BL Companies	7/30/2020	3/22/2021
SD-1	Intersection Sight Distance Plan	BL Companies	7/30/2020	3/22/2021
GD-1	Grading and Drainage Plan	BL Companies	7/30/2020	3/22/2021
SU-1	Site Utilities Plan	BL Companies	7/30/2020	3/22/2021
EC-1	Sediment and Erosion Control Plan	BL Companies	7/30/2020	3/22/2021
EC-2	Sediment and Erosion Control Plan	BL Companies	7/30/2020	3/22/2021
LL-1	Landscape Plan	BL Companies	7/30/2020	3/22/2021
LL-2	Landscape Notes and Details	BL Companies	7/30/2020	3/22/2021

DN-1 to DN-6	Site Details	BL Companies	7/30/2020	3/22/2021
	Site Lighting Plan	LEDS LLC	7/19/2020	--
	Conceptual Elevations	BKA/Architects	3/22/2021	--

This approval is based upon the following Findings of Fact and Conditions of Approval:

Findings of Fact

- A. The granting of approval will not result in conditions inimical to the public health, safety, and welfare.
- B. With the required Conditions of Approval, the granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district.
- C. With the required Conditions of Approval, the plans for the project comply with all the requirements of the Zoning Ordinance and the Subdivision and Land Development Regulations.
- D. The plans for the project are consistent with the Comprehensive Community Plan.
- E. Any conditions or restrictions that are necessary to ensure that these findings have been met have been incorporated into this approval.
- F. Route 108 is a unique corridor that connects to the University of Rhode Island and as it relates to the applicants traffic analysis it should be noted that the analysis was undertaken during a worldwide pandemic (Covid-19) and there could be a slight variance to the analysis that remains in a post Covid-19 World.

Conditions of Approval

- 1. Approval is conditioned upon the applicant obtaining the required Special Use Permit for the proposed use from the Zoning Board of Review.
- 2. Development of the site shall be in strict conformance with the approved site plan and supplemental lighting and architectural plans, unless amended by these Conditions of Approval.
- 3. The applicant shall obtain all required local and State permits prior to commencing construction and/or installation of site improvements.
- 4. Any proposed signage must comply with the requirements established by Article 8 of the Town of South Kingstown Zoning Ordinance.
 - a. Except that any proposed street sign shall be ground mounted with white background (opaque backing) and blacking lettering and externally illuminated. An internally lighted sign and/or transparent backing is prohibited.
 - b. Except that any proposed building signage as depicted in the applicants submitted elevations, shall be modify in a manner that reduces the overall bulk (appearance) of the letters by either reducing the font size or providing a thinner letter type.
- 5. The applicant shall modify the proposed elevations to include 2' banding (architectural detail) around the entire building as depicted in Attachment A.
- 6. The proposed double hung windows depicted on the submitted building elevations shall actually replicate traditional double hung windows and shall not be plated glass with faux stiles and muntins (these elements must have external dimensional relief).
- 7. The applicant shall modify the proposed chain link fence dumpster enclosure to a solid fence to match proposed architecture of building. In addition the applicant shall provide a solid fence enclosure to screen store racking and/or other store related items stored outside.

B/P # 1789/343 INST# 14505

8. The applicant shall modified the site plan to replace the proposed stamped concrete areas depicted on the plans with either Grass Pave II or natural granite Belgian block material.
9. The applicant shall modify the proposed landscape plan by: replacing proposed Armstrong Gold Maple trees (Six total) with either Acer rubrum 'October Glory', Acer rubrum 'Sunset Maple' or 'acer rubrum 'Autumn Blaze'.
10. The applicant shall modify the proposed landscape plan to include a 2' sod strip around the proposed planting beds within the northern parking bays (adjacent to the building and on the northern side).
11. Prior to any request for a Certificate of Occupancy, a RI registered Professional Engineer shall inspect the installation of site improvements and shall submit certification to the Administrative Officer of the Planning Board that the construction conforms to the approved plans.
12. Prior to any request for a Certificate of Occupancy, a RI licensed Landscape Architect shall inspect the installation of the landscape improvements and submit certification to the Administrative Officer of the Planning Board that the installation substantially conforms to the approved plan and the planting standards of the South Kingstown Subdivision and Land Development Regulations.
13. The applicant shall guarantee all landscape materials depicted on the approved plan set for a period of one (1) year from the date of planting.

Said motion, made by Ms. Mack and duly seconded by Mr. DiStefano, passed unanimously 7-0 (S. Axelrod; S. DiMasi; P. DiStefano; P. Jordan; M. Mack; J. Murphy; P. Rubinoff).

In accordance with Section 505.1.D.3 of the Town of South Kingstown Zoning Ordinance, any party aggrieved by this decision shall have the right to appeal this decision to the Planning Board of Appeals in accordance with the procedure set forth in Article XII of the Subdivision and Land Development Regulations. The appeal must be taken within twenty (20) days of the day the decision is recorded and posted in the Town Clerk's Office.

Respectfully,



F. Steven DiMasi, Chair
Planning Board

E/P: 1789/344 INST# 14505