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INST# 17450  
TOWN OF SOUTH KINGSTOWN, RI



# Town of South Kingstown, Rhode Island

## PLANNING DEPARTMENT

180 High Street  
Wakefield, RI 02879  
Tel (401) 789-9331 x1244  
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August 24, 2021

Onarol, LLC  
c/o Larry Fish  
50 High Street  
Wakefield, RI 02879

RE: **DEVELOPMENT PLAN REVIEW (ADVISORY TO THE ZONING BOARD) – 217 Church Street**, chance of use from chemical manufacturing to dry cleaning/laundry service and general warehousing, AP 49-4, Lot 144, located at 217 Church Street

Dear Mr. Fish,

At the meeting of the South Kingstown Planning Board held on **August 17, 2021** the Board voted as follows:

**Motion:** “The South Kingstown Planning Board hereby grants advisory Development Plan approval for Onarol, LLC, a proposed adaptive reuse application of an existing manufacturing facility on Assessor’s Plat 49-4, Lot 144, located at 217 Church Street, Onarol, LLC, *applicant*, RF Holdings, Inc., *owner*. Development Plan approval for the Onarol, LLC application is based upon plans entitled *Plan of Land* for A.P. 49-4 Lot 144, River Bend in South Kingstown, Rhode Island dated March 28, 2005 with hand written revisions made by the applicant through August 12, 2021, completed by Commonwealth Engineers & Consultants, 400 Smith Street, Providence, Rhode Island 02908.

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.

In addition to the Development Plan Review standards listed above, the Planning Board further finds that:

- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area in the immediate vicinity so as not to adversely affect said area.

Onarol, LLC  
217 Church Street

Advisory Development Plan Review Decision  
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- G. The exterior appearance of the structure is consistent with the exterior appearance of existing structures within the immediate neighborhood, so as to prevent blight or deterioration, or substantial diminishment or impairment of property values within the neighborhood.

*Conditions of Approval*

1. Approval is conditioned upon the applicant obtaining the required Special Use Permit for the General Business Service, up to 10,000 square foot Gross Leasable Floor Area (GLFA) use (Use Code 44.1) use from the Zoning Board of Review.
2. Development of the site shall be in strict conformance with the approved site plan, unless amended by these Conditions of Approval.
3. The applicant shall obtain all required local and State permits prior to commencing any site improvements and obtaining a Certificate of Use or Occupancy.
4. Any proposed signage must comply with the requirements established by Article 8 of the Town of South Kingstown Zoning Ordinance and any future lighting considerations shall be dark sky compliant.
5. A cleanout manhole for pretreatment of wastewater discharge shall be installed in the parking lot to the satisfaction of the Department of Public Services;
6. A water quality structure(s) shall be installed to further manage stormwater runoff to the extent practicable and to the satisfaction of the Department of Public Services prior to issuance of a Certificate of Occupancy;
7. The application shall be reviewed and approved by Union Fire prior to the issuance of a Certificate of Occupancy; and
8. The Building Official shall confirm that the access and parking on the Site conforms to American Disabilities Act (ADA) code requirements prior to the issuance of a Certificate of Occupancy."

Respectfully,



Maria Mack, Chair  
Planning Board