



Town of South Kingstown, Rhode Island

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PLANNING DEPARTMENT

Witness: South Kingstown Town Clerk

September 27, 2017

Sand Dollar LLC
c/o Rockland Trust
10 Memorial Boulevard, Suite 904
Providence, RI 02903

Re: **(CA) DRAFT MOTION ON REQUESTED MAJOR CHANGE TO APPROVED PRELIMINARY PLAN, FLEXIBLE DESIGN RESIDENTIAL PROJECT – The Woods at Stone Soup Farm**, request to amend the Preliminary Plan approval to allow the required low- and moderate-income housing unit to be provided as an accessory apartment unit on Lot 7 of The Woods at Stone Soup Farm, rather than as part of a duplex on Lot 1 of Stone Soup Farm, AP 55-2, Lot 1, located to the west of South Road, Jonathan Gilbert, applicant, Sand Dollar, LLC, owner

Dear Sir:

At the meeting of the South Kingstown Planning Board held on Tuesday, September 26, 2017 the Board voted as follows:

Motion: "The Town of South Kingstown Planning Board hereby amends the Preliminary Plan approval for The Woods at Stone Soup Flexible Design Residential Project, granted February 19, 2014, to reflect the conceptual design depicted on the 'Site Plan' submitted on August 3, 2017. Said conceptual design creates one (1) additional lot for development within the footprint of previously approved Lots 5 and 6. The size of the existing Lot 5 is reduced to approximately 59,098 square feet, the size of the existing Lot 6 is reduced to approximately 47,570 square feet, and a proposed lot, to become Lot 8, is created with approximately 21,360 square feet. This approval is based on the following Findings of Fact and Conditions of Approval:

Findings of Fact

1. The amendment of the Preliminary Plan approval for The Woods at Stone Soup is consistent with the requirements of the South Kingstown Comprehensive Community Plan.
2. As amended, each lot within the subdivision conforms to the standards and provisions of the South Kingstown Zoning Ordinance.
3. The newly created lots are not designed and located in such a manner to require relief from Article 5, Section 504.1 and 504.2 of the Zoning Ordinance, as amended.
4. There will be no significant negative environmental impacts from the amendment, with the required Conditions of Approval.
5. The amendment will not result in the creation of individual lots with such physical constraints to development that building on the lots according to pertinent regulations and building standards would be impracticable.

6. All newly proposed lots have adequate and permanent physical access to a public street, namely South Road via Wood Soup Way.
7. The amendment does not alter the circulation pattern of the project, the management of surface water run-off, the suitability of building sites, or the preservation of natural, historical or cultural features that contribute to the attractiveness of the community.
8. The amendment does not alter the ways in which the subdivision addresses and manages flooding and soil erosion.
9. The applicant submitted a Final Plan set for The Woods at Stone Soup Farm on May 16, 2017, which was issued a Notice of Incomplete Submittal on June 9, 2017.

Conditions of Approval

1. The use of Lots 5, and 6, and the newly created Lot 8 shall be strictly limited to Use Code 10, Single-Household Detached Structure residential development.
2. The approval, as amended, is limited to eight (8) building lots in total.
3. The newly created Lot 8 is to be deed restricted to contain the required low- and moderate-income housing unit.
4. Fair Share Development Fees for open space and recreational facilities, as required in the Zoning Ordinance and as amended annually in the Capital Improvement Program, shall be required for developer's Lots 5 and 6. Such fees shall not be required for the low- and moderate-income housing unit to be located on the newly created Lot 8.
5. The low- and moderate-income housing unit to be located on the newly created Lot 8 may be rented or sold to a household earning up to eighty percent (80%) of the Area Median Income in conformance with Article 12.(7.1) of the South Kingstown Zoning Ordinance.
6. Lots 5, 6 and the newly created Lot 8 shall share one (1) driveway onto Wood Soup Way. No additional access points onto Wood Soup Way from any of the three lots shall be allowed.
7. The applicant shall submit two (2) copies of a revised Final Plan set to the Administrative Officer for review and approval that depicts the new lot configuration. The Final Plan set shall reflect all conditions of the Preliminary Plan approval, as amended.
8. Unless amended by the Conditions contained herein, all conditions of the Preliminary Plan approval, dated February 19, 2014, remain in full force and effect."

Respectfully,



Maria H. Mack, Chair
Planning Board

MHM/GAP

c: Jay Gilbert
DiPrete Engineering
Tax Assessor
Town Clerk
Town Engineer