



**SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO**

**The Woods at Stone Soup – Phase 3
Final Plan Approval Reinstatement**

January 20, 2021

Project Type:	Major Subdivision		
Review Stage:	Reinstatement of Final Plan Approval		
Address:	Wood Soup Way		
Plat:	55-2	Lot:	1
Parcel Size:	~33.91 acres	Zoning District:	R80
Applicant:	Sand Dollar, LLC c/o Jonathan Gilbert 124 Grande Brook Circle Wakefield, RI 02879	Owner:	Kay Readyhough 115 Westcote Drive Wakefield, RI 02879
Current Plan Set:	<i>Record Plan – Phase 3, The Woods at Stone Soup Farm, Assessor’s Plat 55-2, Lot 1, South Kingstown, Rhode Island, Sheets 1 through 4, with revisions through January 5, 2021, completed by DiPrete Engineering, Two Stafford Court, Cranston, RI 02920.</i>		

Project Description

The applicant is requesting reinstatement of the Final Plan approval for this Major Subdivision consisting of seven (7) lots originally approved on August 29, 2018 and later reinstated on October 25, 2019 for one year or until December 1, 2020. Such requests are typically considered for one (1) year time periods.

Required Findings

Reinstatement and extension of approvals are governed by Article VIII. Waivers and Modifications, Section C. of the South Kingstown Subdivision and Land Development Regulations. The Regulations allow reinstatement or extension of approvals under the following conditions:

1. The subdivision is consistent with the Comprehensive Community Plan;
2. The Regulations are substantially the same as they were at the time of original approval;
3. The zoning of the subdivision parcel is substantially the same as it was at the time of original approval;
4. Physical conditions on the subdivision parcel are substantially the same as they were at the time of original approval;
5. Any applicable State or federal regulations are substantially the same as they were at the time of original approval; and
6. Any required fee, including Fair Share Development Fees, is the same as it was at the time of the original approval.

Draft Motion for Consideration

Decision

“The South Kingstown Planning Board hereby reinstates the Final Plan approval originally granted on August 29, 2018 for the Woods at Stone Soup – Phase 3 subdivision, a proposed seven (7) lot

subdivision depicted on the plans entitled *Record Plan – Phase 3*, The Woods at Stone Soup Farm, Assessor’s Plat 55-2, Lot 1, South Kingstown, Rhode Island, Sheets 1 through 4, with revisions through January 5, 2021, completed by DiPrete Engineering, Two Stafford Court, Cranston, RI 02920. This reinstatement is granted for a period of one (1) year and shall expire on February 1, 2022.

This decision is based upon the following Findings of Fact and Conditions of Approval as contained in the original Final Plan approval and herein restated as follows:

Findings of Fact

- A. The development remains consistent with the Comprehensive Community Plan;
- B. The Regulations are substantially the same as they were at the time of original approval;
- C. The zoning of the development parcels is substantially the same as it was at the time of original approval;
- D. Physical conditions on the development parcels are substantially the same as they were at the time of original approval;
- E. Any applicable State or federal regulations are substantially the same as they were at the time of original approval; and
- F. The required application fee is the same as it was at the time of original approval, and the required Fair Share Development Fees are less than were required at the time of the original approval.

Conditions of Approval

- 1. All conditions of the original August 29, 2018 Final Plan approval shall remain in full force and effect.
- 2. **Any other conditions that the Planning Board may deem to be relevant...**