



**SOUTH KINGSTOWN PLANNING DEPARTMENT  
PROJECT REVIEW MEMO**

**Union Fire – Matunuck (Station 7)**

**Advisory Development Plan Review, Advisory to Zoning**

July 27, 2021

Project Type:	<b>Development Plan Review</b>		
Review Stage:	<b>N/A</b>		
Address:	<b>49 Matunuck Schoolhouse Road</b>		
Plat:	<b>86-2</b>	Lot:	<b>32</b>
Parcel Size:	<b>0.73 acres</b>	Zoning District:	<b>GI</b>
Applicant:	Union Fire District of South Kingstown c/o John Blessing PO Box 327 Wakefield, RI 02880	Owner:	Same

**Property Characteristics**

Lot 32 contains a total area of 31,718.75 square feet (0.73 acres) and is developed with an existing fire station and associated parking lot. The remainder of the parcel is undeveloped and located in a 'GI' (Government Institutional) Zoning District. The subject parcel is bound by Matunuck School House Road to the south, AP 80-3, Lot 11 to the east (vacant farmland), Lot 29 to the north (multiple residential dwellings), and Lot 28 to the west (single-family dwelling).

**Project Description**

The proposed project includes the construction of a new 5,500± square foot fire station and an auxiliary 1,890± square foot ambulance building to replace the existing fire station with associated improvements to the property for parking, site drainage, and wastewater treatment. The fire station is proposed to include a 3,750 sq. ft. main floor, consisting of the fire truck bays, offices and sleeping quarters, and a 1,750 sq. ft. basement storage area.

***Parking***

Per the Town Zoning Ordinance, public service buildings require one parking spaces per 350 square feet of floor area. The proposed buildings consist of a total of 5,640 sq. ft. of floor area (excluding closet/storage and utility spaces). Accordingly, per Zoning, a total of 16 parking spaces are required to service the site. Based on the programmatic needs of Union Fire, the proposed rescue facility will house two (2) employees max.; the proposed fire station will house six (6) employees max.; with two (2) visitor spaces for a total programmatic need of ten (10) parking spaces. As currently designed, twelve (12) total parking spaces are proposed, exceeding the programmatic needs of UFD, but less than required per the Town's Zoning Ordinance. In addition, three (3) of the proposed twelve (12) parking spaces have been designed with less than the required dimensional requirements per parking space (350 sq. ft. required; 342 sq. ft. proposed). This application will therefore require relief from the Zoning Board of Review in the form of variances for parking space dimensions, as well as the minimum number of parking spaces provided.

Landscaping

The applicant proposed limited landscape improvements on the site, however the design does not meet the requirements of the South Kingstown Land Development Regulations and will require waivers in that regard.

Utilities

*Water:* A new domestic water service and if necessary, fire protection service, will be provided to the new building from the existing main within Matunuck Schoolhouse Road.

*Sewer:* A new on-site wastewater treatment system will be designed to replace the existing cesspool servicing the existing fire station. Based on the soil evaluation test holes, the grading of the site, and the anticipated wastewater loads, a bottomless sand filter with Advantex pre-treatment pod(s) appears most suitable for this site.

*Electric/Communications:* Electric and telecommunications exist along Matunuck School House Road. Existing connections are proposed to be utilized to service the new buildings.

Drainage

Stormwater runoff from the new rooftops and pavement are proposed to be routed to one of two (2) underground infiltration systems that will ultimately discharge to an existing drainage system within Matunuck Schoolhouse Road or offsite to the north, mimicking existing conditions. A small above-ground basin is proposed at the rear to treat and infiltrate runoff from the northern-most parking/paved area. Soil erosion and sedimentation controls are proposed throughout the duration of construction to protect the adjacent roadway and properties.

**Waivers Required**

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As proposed this application will require waivers from Article IV – Special Requirements, Section G (Landscaping – General Standards and Specifications) of the *Subdivision and Land Development Regulations*. Specifically, these waivers pertain to the following requirements:

**G.2 – Street Landscaping.** Whenever a parking or loading area adjoins a public street right-of-way, or the right-of-way of a private street which is or may be customarily used by the public as access to the parking or loading facility, a landscaped strip of land shall be constructed or maintained along the entire street frontage, except for any necessary driveways, as provided herein.

**G.3 – Perimeter Landscaping – Parking Lots and Loading Facilities.** The perimeter of the parking lot and loading facility shall be surrounded by a landscaped strip..

**G.4 – Interior Landscaping.** The interior areas of parking lots (exclusive of loading areas) shall also be landscaped. The minimum amount of interior parking lot landscaping shall be provided in accordance with the following table:

Total Area of Parking Lot	Minimum Percent of the Total Parking Lot Area That Must Be An Interior Landscaping Area
20,001 to 50,000 sq. ft.	8%

The total area of the proposed parking lot is approximately 28,700 square feet.

**G.5 – Building Landscaping.** Pavement for parking areas, exclusive of loading areas and driveways, shall not directly abut the wall of any principal building facing any public street which provides lot frontage. There shall be a landscaped area between the parking surface and building waif of at least three (3) feet in width.

### Regulatory Considerations

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The project is subject to the requirements of the Subdivision and Land Development Regulations primarily for landscaping standards, as well as the parking standards of Article 7 of the Zoning Ordinance:

Subdivision and Land Development Regulations - Article IV – Special Requirements, Section G: Landscaping – General Standards and Specifications:

- As outlined within the waiver section above.

Zoning Ordinance - Article 7, Section 711: Minimum Off-Street Parking Requirements:

- A parking space including aisles shall be no less than 350 square feet per vehicle.
- Public Service Buildings require 1 parking for every 350 square feet of floor area.

### Decision Deadline

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Pursuant to the Zoning Ordinance and Subdivision and Land Development Regulations, there is no deadline for Planning Board decisions on Development Plan Review applications.

### Review to Date

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09/09/2020 No TRC Review of the Development Plan at this time

Item/Issue Discussed	Recommendation
Circulation	A traffic study update is recommended to address impacts to Kingstown Road from both cars and large trucks.
Sidewalks	Plans must be amended to show the sidewalks running through the driveway.
Administrative Subdivision	Approval subject to the lots being merged.
Utilities	Locate all available sewer laterals on the plans for possible connection.

### Required Findings

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With regard to waivers, the Regulations (Article VIII.B.1) require that the Planning Board find that:

- The waivers or modifications are reasonable and within the general purposes and intents of the Regulations; and,
- Literal enforcement of the regulation is impracticable and will exact undue hardship because of peculiar conditions pertaining to the land in question; or waiver or modification of the regulation is in the best interest of good planning practice or design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.

In accordance with Article IV.F(3) of the Subdivision & Land Development Regulations, prior to granting Development Plan Review approval the Planning Board shall find that:

- The granting of approval will not result in conditions inimical to the public health, safety, and welfare;
- The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;
- The plans for such project comply with all the requirements of the Zoning Ordinance and the Subdivision & Land Development Regulations;
- The plans for such project are consistent with the Comprehensive Plan; and,

- g. Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval.

### Draft Motion

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“The South Kingstown Planning Board hereby grants advisory Development Plan approval for the Union Fire – Matunuck (Station 7) application for the construction of a new 5,500± square foot fire station and an auxiliary 1,890± square foot ambulance building to replace the existing fire station with associated improvements on Assessor’s Plat 86-2, Lot 32, located at 49 Matunuck Schoolhouse Road, Union Fire District of South Kingstown, *applicant/owner*. This advisory Development Plan approval is based upon the plan set entitled ‘*Pre-Application Filing for Union Fire District Station 7, Matunuck, 49 Matunuck Schoolhouse Road, South Kingstown, Rhode Island, AP 86-2, Lot 32, Sheets 1 through 3, dated July 2021, prepared by Joe Casali Engineering, Inc., 300 Post Road, Warwick, RI 02888.*

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.

#### ***Findings of Fact – Waivers Requested***

- f. The waivers or modifications are reasonable and within the general purposes and intents of these regulations; and,
- g. Literal enforcement of the regulation is impracticable and will exact undue hardship because of peculiar conditions pertaining to the land in question; and/or waivers or modifications of the regulations is in the best interest of good planning practice or design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.

#### ***Conditions of Approval***

1. The Landscape Plan shall be updated to reflect the three (3) planters proposed to be located adjacent to the curb cut along the entrance to the property prior to recording of this decision.
2. Wastewater flow calculations based on the intensification of operations and the number of employees shall be submitted to the Department of Public Services for approval prior to the issuance of a building permit for this project.
3. Development of the site shall be in strict conformance with the approved site plan, including the revised landscape plan, unless amended by these Conditions of Approval.
4. The applicant shall obtain all required local and State permits prior to commencing construction and/or installation of site improvements.
5. 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.

6. 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.
7. 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.
8. And any other conditions deemed necessary by the Planning Board in consideration of this application..."