



Town of South Kingstown, R.I.

TOWN CLERK'S OFFICE

CLERK OF THE TOWN COUNCIL AND PROBATE COURT

Town Hall, 180 High Street
Wakefield, Rhode Island 02879

Dale S. Holberton
Town Clerk & Probate Clerk
401-789-9331

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island, held at the Town Hall, in and for said Town on the 29th day of May A.D., 2001 at 7:30 PM.

PRESENT: James W. O'Neill, President
Barbara Anne Hackey, Vice President
Karen Joy Asher
Carole A. Costanza
Anna F. Prager

UNANIMOUSLY VOTED: to approve an application requesting an amendment to a change of zone originally granted on April 23, 1997 and amended on June 26, 2000, as shown on Exhibit 1 attached hereto, and with amendments as described as attached hereto. Said request is to amend the zoning from GI with conditions to GI without conditions for property located at 100 Kenyon Avenue, Wakefield, RI 02879 and designated as Tax Assessor's Map 64-1, Lot 122, approximately 17.6 acres. Application by Louis R. Giancola, President and CEO, South County Hospital Healthcare System, 100 Kenyon Avenue, Wakefield, RI 02879.

A TRUE COPY

ATTEST: _____
Dale S. Holberton, Town Clerk

- 1) The conditions set forth in a letter to Louis R. Giancola, President & CEO, South County Hospital & Healthcare System from the Planning Board dated May 11, 2001 are adopted as amended as follows:

No institutional enlargement, expansion or intensification beyond the proposed new uses as outlined in the documents entitled 'Request for Zoning Change, South County Hospital Healthcare System, Dated April 6, 2001 and South County Hospital Facility Improvement Program, Dated April 6, 2001' shall be permitted.

In addition, the Planning Board shall consider the following issues during the subsequent review of the Master Plan to be filed by South County Hospital Healthcare System.

1. A master lighting plan of all exterior lighting on the Hospital campus shall be submitted to the Planning Board as part of Master Plan approval, along with an analysis of lighting levels in all off-street parking areas. The analysis shall include an evaluation of the effect exterior lighting has on adjacent and/or surrounding residential property, public streets and wetlands. Existing lighting shall be replaced or modified if necessary and proposed future lighting shall be designed so as to minimize deleterious impacts to said adjacent and/or surrounding properties;
2. A construction staging and building demolition plan shall be prepared to address the impacts of noise, dust, traffic, vibration, access, hours of operation and other effects of site and building construction and demolition on adjacent residential property and wetland areas;
3. The Hospital shall provide the Planning Board with a report on the status of their Master Plan improvements on an annual basis. This report shall contain information on the status and timing of all new and proposed construction, and shall describe all improvements completed as of the date of the report as well as an estimate of the future new construction anticipated by the Hospital for a period of 5 years from the date of the report;
4. Once every two years, the Hospital shall provide the Planning Board and Town Council with a study assessing traffic conditions on the Hospital property and streets in the vicinity of the Hospital. The first report shall be provided six months after the date of issuance of the Certificate of Occupancy for the new Emergency Department. Should any traffic study find unsafe traffic conditions being generated by vehicles accessing, exiting or traveling within the Hospital property, the Hospital shall immediately undertake efforts, in conjunction with the Town and its agencies, including the Planning Board, to alleviate those conditions, including the consideration of direct access to Route 1;

5. During Master Plan review, the Planning Board shall have the authority to require the Hospital to provide any plans, drawings, studies, or other information necessary to ensure that the approved Master Plan is consistent with the conditions attached to this amendment to the zoning ordinance; and
6. Notwithstanding the provisions of this zoning ordinance amendment, minor changes may be made to the approved Master Plan pursuant to the provisions of Section VI.C.2 of the Subdivision and Land Development Regulations. Major changes to the approved Master Plan, as defined in Section VI.C.3 of the Subdivision and Land Development Regulations, shall require subsequent amendment of the conditions attached to this amendment to the zoning ordinance by the Town Council. Provided, however that interior renovations and changes in the interior layout of rooms within the Hospital are not considered changes to the approved Master Plan.

The above recommendation is based upon the following Findings of Fact, Consistency with the Comprehensive Plan and Consistency with Zoning:

FINDINGS OF FACT:

1. South County Hospital Health Care System is in the process of preparing a new Facility Master Plan to expand their emergency department, renovate and expand ambulatory service facilities, construct a new materials management building and expand parking facilities on the South County Hospital site. The purpose of such expansion is to better accommodate existing services provided by the hospital facility, no new services are planned as a result of this proposed new Facility Master Plan;
2. The condition language adopted on June 26, 2000 specifically references a master plan concept that South County Hospital Health Care System is no longer interested in implementing. Because of such specificity the hospital is prevented from submitting their revised plan for consideration. Modifying this language will remove an administrative and procedural impediment from the consideration of the new Master Plan proposed by South County Hospital.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The Planning Board finds that this application is consistent with the Comprehensive Plan. The proposed expansion of the South County Hospital facility is consistent with the Comprehensive Plan as noted by the designation contained in the Wakefield/Peace Dale Detail Land Use Map, Map 2.4, (as approved February 24, 1999), which classifies this area for Government and Institutional usage. In addition, the Services and Facilities Element of the Comprehensive Plan, Goal 13 reads as follows: To provide the citizens of the Town with a wide range of effective human service programs and facilities, in cooperation with other public, private and non-profit agencies and groups.

CONSISTENCY WITH ZONING:

The Planning Board finds that the proposed Zoning Map amendment recognizes and takes into account the following applicable purposes of zoning as stated in the Rhode Island Zoning Enabling Act of 1991:

1. Promoting the public health, safety, and general welfare;
 2. Providing for a range of uses and intensities of use appropriate to the character of the city or town and reflecting current and expected future needs;
 3. Providing for orderly growth and development which recognizes: (a) the goals and patterns of land uses contained in the comprehensive plan of the city or town adopted pursuant to Title 45, Chapter 22.2 of the RIGL; (b) the availability and capacity of existing and planned public services and facilities; and
 4. Promoting a high level of quality in design in the development of private and public facilities.
- 2) The following conditions to a change of zone originally granted on April 23, 1997 and amended on June 26, 2000 are deleted as follows:

Conditions of Zone Change Approval

Alternative Access/Egress Analysis

The South County Hospital shall evaluate the development of an alternative Access/Egress to the Hospital Campus. Said evaluation shall include review of several access alternatives involving property currently owned by the State of Rhode Island and used for the South Bound On-Ramp to Route 1 from Salt Pond Road and property owned by the Town of South Kingstown located between the Route 1 Right of Way and the land of South County Hospital. Access/egress alternatives shall include but not be limited to variations of the following design factors:

Closure of the Route 1 On-Ramp.

- *Development of a municipal frontage road (one or two way traffic movement) to provide Hospital access to Salt Pond Road.*
- *Development of a Route 1 South Egress from South County Hospital Property*

Maintain the Route 1 On-Ramp.

Development of a frontage road, along the existing On-Ramp, to the South County Hospital property.

Development of a Route 1 South Egress, from the South County Hospital Property via the Town owned property or off the existing On-Ramp.

The South County Hospital also agrees to prepare, at its sole expense, the necessary Traffic Studies and Road Design Engineering Plans for conceptual approval discussions with officials of the RIDOT in order to develop solution(s) which are mutually agreeable to the Hospital and the Town. If determined to be feasible by RIDOT, such options shall be submitted to the Planning Board for review and comment within one (1) year of Master Plan approval. If approved by the Planning Board as an amendment to the original 5-year Master Plan, such plans shall then be submitted to applicable State and/or Federal agencies for construction permits. All new access construction shall be completed within the original 5-year Master Plan approval period.

**SOUTH COUNTY HOSPITAL
ZONE CHANGE REQUEST**

A request for an amendment to a change of zone originally granted on April 23, 1997 and amended on June 26, 2000, from GI with conditions to GI without conditions.

The following conditions are proposed to be eliminated:

"No institutional enlargement, expansion or intensification beyond the proposed new uses shown on the Master Plan for South County Hospital Healthcare System (as depicted on plans entitled 'South County Hospital, Expanded Emergency Department, Renovated and Expanded Ambulatory Services Facilities, Materials Management Building and Expanded Parking, Wakefield, Rhode Island', dated January 10, 2000) shall be permitted."

In addition, the Council placed a series of conditions to be considered by the Planning Board during its subsequent review of the Master Plan as filed. Since these related specifically to the above condition, the hospital respectfully requests that they also be removed as conditions and they are as follows:

- 1. A full landscape screen of mature trees and/or nursery stock shall be constructed along the westerly perimeter of the Hospital in order to provide an effective audio and visual buffer between the Hospital and residential property on Hillcrest Road. Substantial landscaping within the interior of the site must be developed to visibly screen new building additions and hospital functions from the view of abutting residential properties;*
- 2. A full landscape screen of mature trees and/or nursery stock shall be installed along the easterly perimeter of the Hospital adjacent to the westerly right of way line of Town Farm Road from its intersection with Kenyon Avenue to the southerly extent of the Hospital's property, a distance of approximately 400 feet, more or less. This screen shall incorporate the construction of a solid fence, guardrail and mature evergreen plantings in order to block the views of Hospital parking areas and circulator driveways from residents of Town Farm Road and Dobson Street. The Planning Board may require the construction of a retaining wall to be incorporated into this screen. In addition, a partial landscape screen shall be installed from the intersection of Dobson Street and Town Farm Road along the easterly perimeter of the Hospital, a distance of approximately 200 feet in order to screen views of the Hospital from the existing Town ball field.*
- 3. A master lighting plan of all exterior lighting on the Hospital campus shall be submitted to the Planning Board as part of Master Plan approval, along with an analysis of lighting levels in all off-street parking areas. The analysis shall include an evaluation of the effect exterior lighting has on adjacent residential property, public streets and wetlands. Existing lighting shall be replaced or modified if necessary, and proposed future lighting shall be designed so as to minimize deleterious impacts to said adjacent properties;*

4. The proposed parking structure shall be limited to a maximum of two levels (ground level and deck level). It shall be designed so as to be inconspicuous from adjacent residential property, in particular property on Hillcrest Road. Lighting on both levels of the parking facility shall be controlled so as to minimize glare and spillover to areas outside the structure itself. Glare from headlights of vehicles using the facility at night shall be blocked from outside view. Noise impacts from the proposed deck shall be evaluated and measures shall be taken to eliminate any impacts that would disturb residential areas and wildlife in adjacent wetland areas.
5. Parking and loading areas for ambulances and emergency vehicles, if located on the west side of the proposed Emergency Department, shall be fully enclosed by natural and man-made soundproofing barriers so as to effectively reduce any noise levels that would exceed permissible sound levels for residential receptors as provided in Section 507.15 of the zoning ordinance.
6. The Hospital shall study the feasibility of relocating the proposed materials management building to orient the building toward the south, or in a configuration facing away from the Hillcrest Road residential area. If the Planning Board feels that this reconfiguration is infeasible during its review of the Master Plan, the parking and loading area for the proposed materials management building shall be fully enclosed or screened so as to create a visual and audio barrier to adjacent residential properties on Hillcrest Road;
7. The proposed helistop shall be located in an area which minimizes noise impacts associated with takeoff and landing, especially during evening hours. The location of this facility shall be coordinated with the FAA, and final location shall be subject to the approval of the Planning Board;
8. A construction staging and building demolition plan shall be prepared to address the impacts of noise, dust, traffic, vibration, access, hours of operation and other effects of site and building construction and demolition on adjacent residential property and wetland areas;
9. The Hospital shall provide the Planning Board with a report on the status of their Master Plan improvements on an annual basis. This report shall contain information on the status and timing of all new and proposed construction, and shall describe all improvements completed as of the date of the report as well as an estimate of the future new construction anticipated by the Hospital for a period of 5 years from the date of the report;
10. Once every two years, the Hospital shall provide the Planning Board with a study assessing traffic conditions on the Hospital property and streets in the vicinity of the Hospital. The first report shall be provided six months after the date of issuance of the Certificate of Occupancy for the new Emergency Department. Should any traffic study find unsafe traffic conditions being generated by vehicles accessing, exiting or traveling within the Hospital property, the Hospital shall immediately undertake efforts, in conjunction with the Town and its agencies, including the Planning Board, to alleviate those conditions;

11. *During Master Plan review, the Planning Board shall have the authority to require the Hospital to provide any plans, drawings, studies, or other information necessary to ensure that the approved Master Plan is consistent with the conditions attached to this amendment to the zoning ordinance; and,*

12. *Notwithstanding the provisions of this zoning ordinance amendment, minor changes may be made to the approved Master Plan pursuant to the provisions of Section VI.C.2 of the Subdivision and Land Development Regulations. Major changes to the approved Master Plan, as defined in Section VI.C.3 of the Subdivision and Land Development Regulations, shall require subsequent amendment of the conditions attached to this amendment to the zoning ordinance by the Town Council. Provided, however that interior renovations and changes in the interior layout of rooms within the Hospital are not considered changes to the approved Master Plan.*

The elimination of said conditions are for property located at 100 Kenyon Avenue, Wakefield, RI 02879 and designated as Tax Assessor's Map 64-1, Lot 122, approximately 17.6 acres, and for such other change that shall be deemed appurtenant to the above. Application by Louis R. Giancola, President and CEO, South County Hospital Healthcare System, 100 Kenyon Avenue, Wakefield, RI 02879.