



SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
571 Main Street
Major Land Development Project
Change to a Previously Approved Conceptual Master Plan
 June 11, 2024

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|---------------|---|------------------|-------------------|
| Project Type: | Major Land Development Project | | |
| Review Stage: | Chance to a Previously Approved Conceptual Master Plan | | |
| Address: | 571 Main Street | | |
| Plat: | 56-3 | Lot: | 137 |
| Parcel Size: | 7.679 Acres | Zoning District: | RM |
| Applicant: | Roland J. Fiore 571 Main Street Wakefield, RI 02879 | Owner: | Same as applicant |

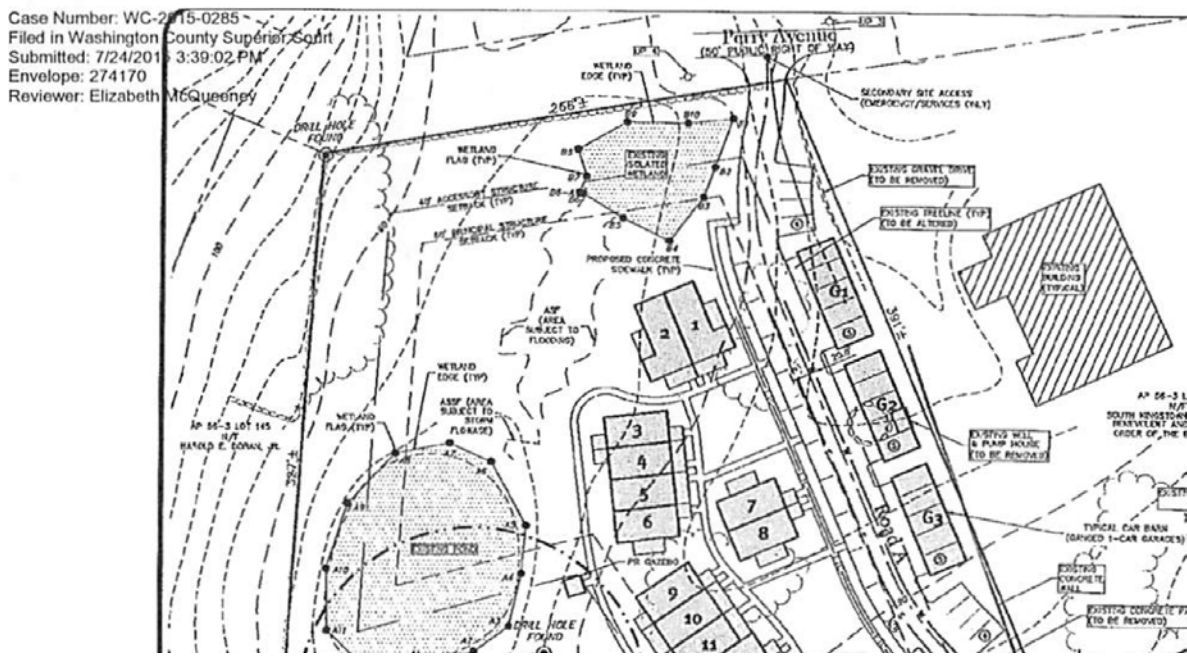
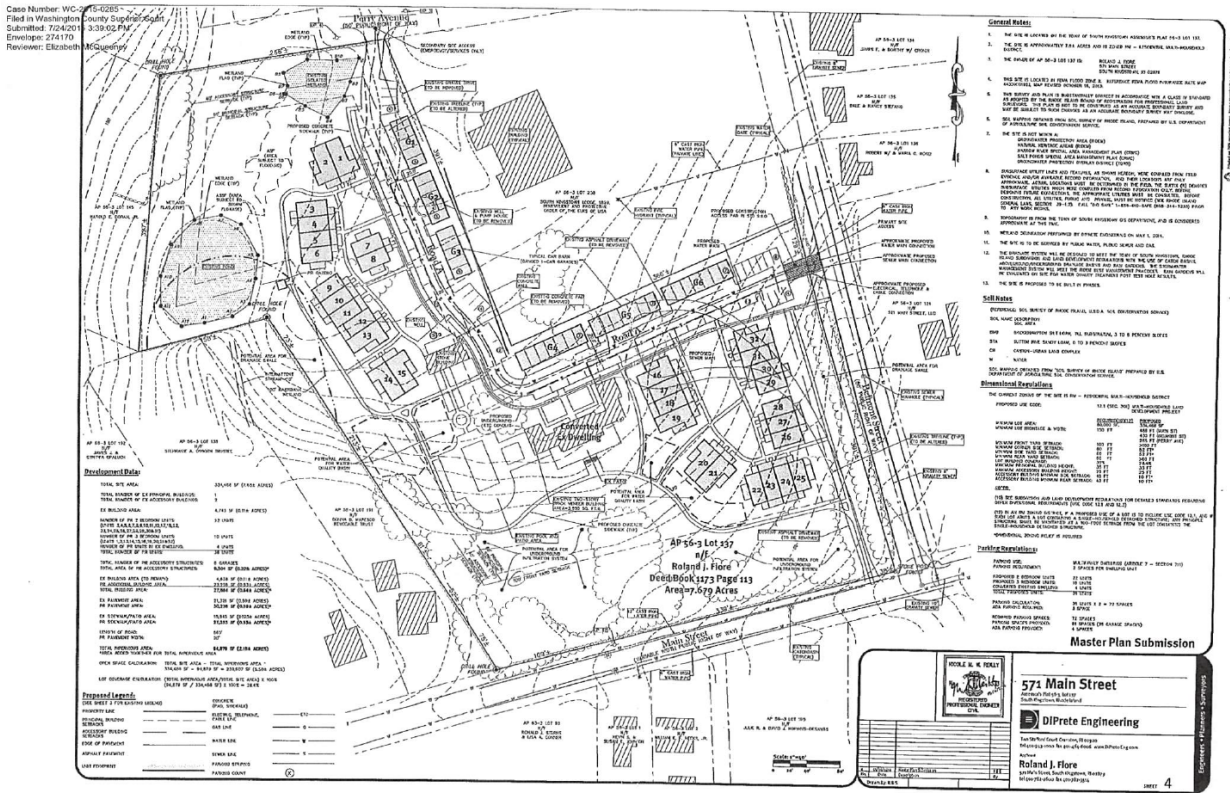
Description

The Conceptual Master Plan for this project was approved by the Town via settlement agreement on January 23, 2020. The original plan included thirty-six (36) dwelling units and the applicant is requesting to change the layout and configuration of the development from what was originally approved. The Settlement Agreement was based on the plans prepared by Union Studio's, referred to as the "last proposed plan". The following two drawings/site plans are from Exhibit's 3 and 4 of the Case # WC2815-0285. The third drawing/site plan is an enlargement of the northwest portion of the main site plan prepared by DePrete Engineering.



571 MAIN STREET, WAKEFIELD
 PRELIMINARY SITE LAYOUT
 MAY 12, 2014
 SCALE: 1"=100'-0"





The proposed Amended Master Plan is for the same number of dwelling units (36) which includes thirty-two (32) condominium units, plus four (4) units within the existing main house, as previously approved. The existing approved 100' front setback and 25' side setbacks will be maintained from Main Street and Belmont Street, respectively. The proposal remains fully compliant with existing dimensional requirements of the Towns Zoning Ordinance after the proposed Amendments to prior Master Plan.

Total impervious area for the approved Master Plan was 50,435 SF. The proposed changes reduce it to 42,809 SF. Lot coverage for the approved Master Plan was 84.0%. The proposed changes reduce it to 81.4%. The open space calculation for the approved Master Plan was 89,563 SF (1.16 acres). The proposed changes increase it to 80,089 SF (1.36 acres).

It should be noted that the Planning Department received revised plans that may have an effect on the calculations/assumptions above. These plans were received on June 11, 2024 and have not been compared with the numbers associated with the initial site plan submission. Staff will review the revised plans and report on any changes associated with lot coverage and open space.

The approved master plan provided for ten (10) three (3) bedroom units and twenty six (26) two (2) bedroom units (including the four units in the main house). The proposed changes make all the units two (2) bedroom units, reducing the bedroom count by ten (10). In as much as the density for Multi-Household Land Development Projects is 4.3 units per acre for three (3) bedroom units, and 7.71 units per acre for two (2) bedroom units (Land Dev. and Subdiv. Regs, Art. IV H (2)(b)), the proposed reduction of ten (10) three (3) bedroom units to ten (10) two (2) bedroom units renders the project density significantly less than what would be permitted by the Regulations, and what was previously approved.

The previously proposed and approved rows of garage units (36 garages in 6 "car barn" buildings) are also being eliminated, increasing the setback areas between the proposed development and the abutting Elks Lodge property, which abuts the subject property to the west (in part) and north (in part), resulting in a less cluttered site. However, it should be noted that the proposed garages were anticipated to be only one story in height, whereas the new proposed buildings will be 3 stories in height with individual garages underneath the individual units.

The northwest quadrant of the site will have its access, egress, and utility connections via a repositioning of the internal roadway's connection with Perry Avenue (a 50' public right of way). The proposed access to Perry Street has been relocated to the west approximately 200' feet. This relocation will require an extension of Perry Ave along with any associated improvements required to accommodate new traffic. The applicant has also proposed to relocate 4 residential units on the southern side of the repositioned access drive between a pond and a wetlands. Previously all units were located to the east and south of these regulated areas. The applicant will be required to install and/or has proposed to install a new sewer connection, at the applicant's expense along Perry Ave. The lower portion (southern side) of the site will continue to have its primary ingress and egress on Belmont Street (also a 50' public right of way). The applicant is also proposing to utilize a new ancillary access point at the existing driveway location on Main Street.

The Stipulated Agreement solidified four (4) items included in and based on a Plan prepared by Union Studio's layout that the applicant is required to adhere to;

- Maximum density of 36 units
- Minimum front yard setback of 100 feet
- Minimum side yard setbacks of 25 feet and
- Allowing for the payment of a fee-in-lieu of verses providing the required low-or moderate-income units on site.

The Agreement further states that any changes to the plan requires an amendment to the approved Master Plan (Compliant with this application) and that any application of amendment to the

approved Master Plan fall under the jurisdiction and regulatory authority of the Planning Board per RI Law.

Waivers Requested

The applicant has not indicated that there are any waivers associated with this application.

Decision Deadline

This application was certified complete on March 26, 2024. The Planning Board has ninety (90) days from the date certified complete to issue a decision on the application or until Monday, June 24, 2024.

Review to Date

At the meeting of the South Kingstown Technical Review Committee (TRC) on April 20, 2024, the TRC granted conditional approval of the application with the following conditions, provided the conditions are addressed and the application is determined complete before scheduling with the Planning Board:

1. That the applicant provides final hydrant layout based on revised layout.
2. That the applicant evaluates and provides for proper ingress and egress for fire and emergency apparatus based pm revised layout.
3. That the applicant provides evaluation of new proposed circulation and their associated access points including snow storage and parking areas.
4. That the applicant complete a drainage evaluation including surface verses in ground systems.
5. That the applicant provides flow analysis for fire suppression for residential component.
6. That the applicant clearly articulates the proposed phasing of the project including any requested flexibility of phasing.
7. The applicant clarify the use of the main resident as it relates to proposed residential use (4 units) and stated Bed & Breakfast use.
8. That the applicant provides flow analysis for fire suppression within main residence including option for 4 residential units, and/or B&B option.
9. That the applicant finalize detailed analysis of proposed use of Perry Avenue as an access point as it relates to proposed improvements to Town Road and traffic implications.

Regulatory Considerations and Required Findings

In accordance with RIGL § 45-23-60 (Procedure – Required Findings), the Planning Board shall address each of the general purposes stated in RIGL § 45-23-30 and make positive findings on the following standard provisions, as part of the proposed project’s record prior to approval:

- 1) The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- 2) The proposed development is in compliance with the standards and provisions of the municipality’s zoning ordinance;
- 3) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- 4) The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
- 5) All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.

Further, the Planning Board must establish findings of fact supported by legally competent evidence on the record which discloses the nature and character of the observations upon which the fact finders acted.

Draft Motion for Consideration

“The South Kingstown Planning Board hereby approves the requested amendment of the previously approved Conceptual Master Plan to ...

Findings (TBD)

Conditions of Approval (TBD)