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August 29, 2025

The Honorable South Kingstown Planning Board
c/o James D. Rabbitt, Planning Director
180 High Street
Wakefield, RI 02879

Re: The Lofts at Fairgrounds
132 Fairgrounds Road, AP 21-3, Lot 9
Comprehensive Permit – Master Plan

Dear Madam Chair and Honorable Members of the Planning Board:

This is intended to address required adjustments, proposed timetable for construction and completion of the project..

Required Adjustments. The Applicant currently seeks the following adjustments from the Zoning Ordinance. The Applicant will update the required adjustments at Preliminary Plan stage, once all engineering is completed.

- (1) Zone Change/Use Variance – Multifamily Household Land Development Project Use not permitted in Industrial-1 zoning district.
- (2) Maximum Structure Height – We are proposing 59 ft. of height on some buildings, where 40 ft. is permitted.

The following Zoning Table is provided in the submitted plans:

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	I-I INDUSTRIAL		
	REQUIRED	PROVIDED	
MINIMUM LOT AREA:	40,000 SF	PARCEL A 407,259 SF	PARCEL B 473,629 SF
MINIMUM FRONTAGE AND LOT WIDTH:	150'	150'	481'
MINIMUM FRONT AND CORNER SIDE YARD:	40'	192'	51'
MINIMUM SIDE YARD:	30'	30'	30'
MINIMUM REAR YARD:	30'	77'	39'
MAXIMUM STRUCTURE HEIGHT:	40'	-	59'*
MAXIMUM LOT BUILDING COVERAGE:	80%	48%	23%

* ADJUSTMENT REQUESTED FOR PROPOSED BUILDING HEIGHT



Timetable for construction. The Applicant expects construction to proceed in Fall/Winter 2026 and be complete 24 – 36 months thereafter.

We look forward to discussing the Application with you during the hearing on Master Plan.

Very truly yours,

A handwritten signature in blue ink that reads 'Kelley Morris Salvatore'.

Kelley Morris Salvatore

cc: Client
DiPrete Engineering.
Newbury Design Associates, Inc.
Crossman Engineering
Doug McLean, AICP
JDL Enterprises
The Community Housing Land Trust of Rhode Island