

**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
TOWN HALL**

**Application for Comprehensive Permit
Pursuant to the Zoning Ordinance, Subdivision Regulations (copies attached)
and Title 45, Chapter 53 of the R. I. Gen. Laws;
the R.I. Low & Moderate Income Housing Act**

To the Planning Board
c/o South Kingstown Town Hall
180 High Street, South Kingstown, RI 02879

DATE: 08/29/2025

Ladies and Gentlemen:

The undersigned hereby applies to the Planning Board for a comprehensive permit for development under the Low & Moderate Income Housing Act at the following described premises, in the manner and on the grounds hereinafter set forth.

NAMES AND ADDRESSES

(Type or Print)

Applicant: 132 Fairgrounds LLC Address: 51 DeForest Avenue
City/Town: Summit State: NJ Zip: 07901
If a corporation: _____ business or _____ non-profit; *(applicant must provide proof of incorporation and non-profit status)*

Owner: 132 Fairgrounds LLC Address: 51 DeForest Avenue
City/Town: Summit State: NJ Zip: 07901
How long have you owned the premises? 2 years 0 months.

Lessee: N/A Address: _____
City/Town: _____ State: _____ Zip: _____

FILING INSTRUCTIONS

- A. The original application and ten (10) copies, either typed or legibly printed, together with all supporting documents must be filed with the Administrative Officer in accordance with Section 509 of the Zoning Ordinance.
- B. A filing fee, as determined by the Administrative Officer, shall accompany an application to the Planning Board to cover the costs of processing (check made payable to the Town of South Kingstown). Said fee shall equal the cumulative fees which would be associated with approval of the project if it did not qualify for review under Section 509, as set forth in the Town's fee schedule.
- C. All required checklist items (Page 5-6) must accompany the application before the application can be certified as complete by the Administrative Officer.
- D. Four (4) copies of a separate plan and listing indicating all property owners within 200 feet of the subject property and/or all those property owners and entities which require notice under Section 45-24-53 R.I.G.L., also depicting any zoning district boundary.

Is the applicant requesting that the Planning Board grant conditional approval? yes G or **no** G

If yes, from what State or Federal Agency is/are approval(s) pending? _____

Period of time requested?

ELIGIBILITY

(a) Is the applicant a public agency, nonprofit organization or limited equity housing cooperative? yes G or **no** G; or

Is the applicant a private developer who will commit to a thirty (30) year covenant restricting the housing to tenants of low & moderate income? **yes** G or no G; and

(b) Will the project be subsidized by the municipal, state or federal government, **and** have at minimum 25% of the units reserved for low & moderate income housing in accordance with R.I. Gen. Laws § 45-53-1 et seq? **yes** G or no G.

Describe the form of subsidy: Multi-family use, density bonus, and other dimensional adjustments

THE PREMISES

(Type or Print)

1. Location of Premises: 132 Fairgrounds Road
(Street Number and Address)

2. (a) Tax Assessor's Map No. 21-3 (b) Lot(s): 9
(c) Zoning District(s) IND-1

3. (a) Lot Frontage 152.9' ft. (b) Lot Depth _____ ft. (c) Lot Area 407,259 sq. ft.

4. (a) How many buildings or structures are on the premises at present?
(per plot plan presented) 2

(b) Give size of all existing buildings or structures. _____ sq. ft.;
_____ sq. ft.; _____ sq. ft.

5. Give size of proposed building(s) / addition(s). _____ ft. x _____ ft. = _____ sq. ft.;
_____ ft. x _____ ft. = _____ sq. ft.; _____ ft. x _____ ft. = _____ sq. ft.;

6. Use of Premises: Present INDUSTRL M-96 Use Code 4000
Proposed Multifamily Household Land Development Use Code _____

7. Describe extent of proposed development. *(use additional page if necessary)*

See attached.

8. Total number of dwelling units for which building(s) is/are to be arranged See attached.

9. Total number of dwelling units which will be restricted to low and moderate income housing See attached.

RELIEF SOUGHT

10. Title of site development plan submitted pursuant to the Zoning Ordinance.

See attached.

11. State from which particular provisions of the Zoning Ordinance and/or Subdivision Regulations relief is sought for this project. Include all exceptions, variances and waivers. *(use additional page if necessary)*

YOUR APPLICATION WILL NOT BE COMPLETE UNTIL THIS LIST IS VERIFIED BY THE TOWN STAFF.

See adjustment list attached.

(a) If relief of a density requirement is sought, state allowed and proposed density.

(b) If dimensional relief is sought, state number of feet from yard line you are requesting (where applicable) otherwise explain relief sought.

Front yard _____ ft. Corner side yard _____ ft.
Side yard #1 _____ ft. Side yard #2 _____ ft.
Rear yard _____ ft. Frontage _____ ft.

Height 59 ft. Other _____ ft

(explain)

(c) Other relief sought: *(use additional page if necessary)*

See adjustment list attached.

The undersigned declares that the information given herein is a true statement to the best of his or her knowledge and belief.

Respectfully submitted,

Signatures

Applicant Tel.# 908-219-9868

Land Owner Tel.# 908-219-9868

(if different from Applicant, signature must be provided)


Jonathan Fox

Attorney / other Tel. # 401-453-1200 - Kelley Morris Salvatore, Esq.

Address: 1 Turks Head Place, Suite 1200, Providence, RI 02903

CERTIFICATION

This application has been classified as _____ and submission requirements shall be completed in accordance with said classification based upon the attached checklist.
_____ (initial of AO)

This application was certified as complete on this _____ day of _____ in the year _____.

A public hearing before the Planning Board has been scheduled for _____ day of _____ in the year _____. In accordance with State and local law a decision of the Planning Board shall be rendered on or before the _____ day of _____ in the year _____, or within such further time as is agreed to by the applicant and local review board.

Administrative Officer

AMENDMENT OF APPLICATION

An amendment to this application was submitted on this _____ day of _____ in the year _____.

On this _____ day of _____ in the year _____ this application, as amended, was again certified as complete.

Administrative Officer

**APPENDIX
APPLICATION CHECKLIST**

Every application to the Planning Board must be accompanied by the following:

General Submission Requirements

G (i) a letter of eligibility issued by the Rhode Island Housing Mortgage Finance Corporation in accordance with 42-55-5.3(a), or, in the case of projects primarily funded by the U.S. Department of Housing and Urban Development or other state or federal agency, an award letter indicating the subsidy, or, an application in such form as may be prescribed for a municipal government subsidy; and,

G (ii) a written request to the local review board to submit a single application to build or rehabilitate low or moderate income housing in lieu of separate applications to the applicable local boards on the application form provided. The written request shall identify the specific sections and provisions of applicable local ordinances and regulations from which the applicant is seeking relief; and,

G (iii) a proposed timetable for the commencement of construction and completion of the project; and,

G (iv) a sample land lease or deed restriction with affordability liens that will restrict use as low and moderate income housing in conformance with the guidelines of the agency providing the subsidy for the low and moderate income housing, but for a period of not less than thirty (30) years; and,

G (v) identification of an approved entity that will monitor the long-term affordability of the low and moderate income units; and,

G (vi) a financial *pro-forma* for the proposed development.

Submission Requirements Specific To Applications Based Upon Their Classification.

In addition to the items above, submission requirements shall include the following items based on the classification of the application as determined by the Administrative Officer.

(i) For applications seeking relief from specific provisions of the zoning ordinance or other ordinances and regulations and not involving a subdivision, those items ordinarily required by those ordinances or regulations, including but not limited to, those items on a checklist for Development Plan Review, with the exception of evidence of state or federal permits. The applicant shall provide proof of application for all required state and federal permits at the time of submission. All required state and federal permits must be obtained prior to recording of the approved plan and/or the issuance of a building permit.

(ii) For applications which include an Administrative Subdivision, those items on the checklist for an Administrative Subdivision, with the exception of evidence of state or federal permits. The applicant shall provide proof of application for all required state and federal permits at the time of submission. All required

state and federal permits must be obtained prior to recording of the approved plan.

(iii) For applications which include a Minor Land Development or Minor Subdivision, those items on the Preliminary Plan checklist, with the exception of evidence of state or federal permits. Subsequent to Preliminary Plan approval, the applicant must submit, as part of an application, those items included in the checklist for a Final Plan, with the exception of evidence of state or federal permits. The applicant shall provide proof of application for all required state and federal permits at the time of each application submission. All required state and federal permits must be obtained prior to the Final Plan approval.

(iv) An application involving a Major Land Development or Major Subdivision, shall include those items on the checklist for a Master Plan submission. Subsequent to Master Plan approval, the applicant must submit, as part of an application, those items included in the checklist for a Preliminary Plan, with the exception of evidence of state or federal permits. The applicant shall provide proof of application for all required state and federal permits at the time of each application submission. All required state and federal permits must be obtained prior to the Final Plan approval.

(v) Notwithstanding the submission requirements set forth above, the local review board may request additional, reasonable documentation throughout the public hearing, including, but not limited to, opinions of experts, credible evidence of application for necessary federal and/or state permits, statements and advice from other local boards and officials.

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