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September 25, 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 from the Zoning Ordinance. 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-1 INDUSTRIAL		
	REQUIRED	PROVIDED	
		PARCEL A	PARCEL B
MINIMUM LOT AREA:	40,000 SF	407,259 SF	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



Required Adjustments from the Subdivision and Land Development Regulations. The Applicant currently seeks the following adjustments from the Subdivision and Land Development Regulations (hereinafter, the “Regulation”). The applicable regulations are contained within Article IV § H of the Subdivision Regulations. The Applicant will update the required adjustments at Preliminary Plan stage, once all engineering is completed.

- (1) Section H (3) Relation to Utilities – Multifamily Household Land Development Project Use is not permitted in Industrial-1 zoning district.
- (2) Section H (6) Screening – Screening is required, by “[f]ences, walls, earthen berms or vegetative screening” around the perimeter of the development, between adjacent properties.
- (3) Section H (7) Front Yard Setbacks – A minimum front yard setback of 100 feet along public streets is required, including a 50-foot landscaped buffer.
- (4) Section H (8) Density Requirements – A maximum density of 7.71 units per developable acre is ordinarily permitted for 1-2 bedroom units. However, pursuant to R.I.G.L. § 45-53-4(b)(1), properties that are connected to, or are eligible to be connected to, public sewer and water, that also provide at least 25% low-and moderate-income housing must be granted at least five additional units per acre. This density bonus would yield a maximum permitted density of at least 12.71 units per acre. We are proposing the development of 311 units, and the parcel is comprised of 10.87 developable acres, which results in a density of 28.6 units per acre.
- (5) Section H (9) Supplementary Standards – This regulation contains several provisions that affect the development, each addressed in turn:
 - a. The regulation’s permitted use for Multifamily Household Land Developments is only residential, with customary accessory uses thereto. This project proposes the incorporation of retail operations, in addition to residential and accessory uses.
 - b. The regulation requires that parking lots not be located within fifteen feet of principal residential buildings. Some of the parking lots proposed within this development are closer.
 - c. The regulation requires a minimum distance of fifty feet between any two buildings, or rows of buildings. This minimum distance is reduced to twenty-five feet for abutting buildings if the abutting walls “contain no windows serving habitable rooms. . .” Some buildings, as proposed, are closer than fifty feet.
 - d. The regulation permits floor areas for allowable accessory uses within these developments of 2.5% of the floor area for residential use. There is also a maximum of 800 square feet of floor area, per structure, permitted for accessory uses within the development.
 - e. The regulation requires that 10% of the developable land area be reserved as open space.

Waiver for RI Housing Letter of Eligibility. The Applicant requests a waiver for submission of the Letter of Eligibility from Rhode Island Housing. The Letter of Eligibility will be provided prior to Master Plan approval.



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 the 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