



**SOUTH KINGSTOWN PLANNING DEPARTMENT  
PROJECT REVIEW MEMO  
Greenhouse Dispensary  
Minor Land Development – Preliminary Plan  
November 25, 2025**

Project Type:	<b>Development Plan Review</b>		
Review Stage:	<b>Preliminary</b>		
Address:	<b>711 Kingstown Road, Wakefield</b>		
Plat:	<b>57-2</b>	Lot:	<b>76</b>
Parcel Size:	<b>98,682 sq. ft.</b>	Zoning District:	<b>CH</b>
Applicant:	Greenhouse Dispensary, Inc.	Owner:	Offshore Development, LLC c/o Joseph Catelli Edgewood Farm Enterprises, LLC c/o Scot Hallberg

**Project Description**

The applicant proposes to redevelop the site into a retail cannabis facility in accordance with Use Code 100 of the South Kingstown Zoning Ordinance. Article 12 of the Zoning Ordinance defines “Marijuana Retail Facilities” as:

*Any facility that may, under state law, acquire, possess, supply or dispense marijuana, and/or related supplies and educational materials, but does not cultivate marijuana on-site, including, but not limited to, compassion centers, as defined in R.L. § 21-28.6-3, provided that compassion centers that cultivate marijuana on-site shall be considered marijuana cultivation facilities. Facilities in which marijuana is sold or dispensed for immediate, on-site use or consumption shall be considered marijuana emporiums. This shall not include a cannabis retailer or hybrid cannabis retailer, as defined herein.*

The redevelopment of the site includes an 1,820 s.f. building and parking with associated features such as lighting, stormwater management and landscaping.

**Regulatory Considerations**

The subject property is located in the town’s Cannabis Overlay District Retail (COD-R) zone, which permits the retail sale of cannabis products by special use permit as per § 504.15 of the Zoning Ordinance.

Because the application requires both Minor Land Development approval and a Special Use Permit, the Planning Board will review and decide both matters under Unified Development Review per RIGL §

504.15. Marijuana/cannabis-related uses.

I. Marijuana retail facilities ... may be allowed by special use permit in those zones specified in [section 301](#), subject to the following conditions:

A. The application for a special use permit shall provide the legal name and address of the retail or cultivation facility, a copy of the articles of incorporation, and the name, address, and date of birth of each principal officer and board member of the facility. The application shall include the

development plan approved pursuant to this section, as well as a vicinity map, which shall identify the distances between the proposed facility and the nearest edge of abutting zoning districts. The application shall also include a copy of the licensing application submitted pursuant to the State of Rhode Island "Rules and Regulations Related to the Medical Marijuana Program Administered by the Department of Business Regulation," Regulation 230-RICR-800-05-1.

B. The marijuana retail facility must not be located within:

1. One thousand (1,000) feet from a pre-existing public or private school, or pre-school, or any licensed day-care center, not including higher education facilities; or
2. Two thousand (2,000) feet from any other marijuana retail facility or marijuana cultivation facility.

C. The distances specified in the immediately preceding section B. shall be measured by a straight line from the nearest property line of the premises on which the proposed marijuana retail facility or marijuana cultivation facility is to be located to the nearest property line of any of the other designated uses set forth therein.

D. Hours of operation for a marijuana retail facility or marijuana cultivation facility shall be limited to 8:00 a.m. to 8:00 p.m.

E. The proposed facilities shall implement the appropriate security measures to deter and prevent the unauthorized entrance into areas containing marijuana and shall ensure that each location has an operational security/alarm system.

F. Development plan review and approval shall be required prior to application for the special use permit and is to be conducted by the planning board. In addition to the development plan review standards set forth in the subdivision and land development regulations, the planning board shall ensure compliance with the following conditions:

1. The requested use at the proposed location is sufficiently buffered in relation to any residential area in the immediate vicinity so as not to adversely affect said area.
2. The exterior appearance of the structure is consistent with the exterior appearance of existing structures within the immediate neighborhood that take on the architectural vernacular of traditional coastal New England, so as to prevent blight or deterioration, or substantial diminishment or impairment of property values within the neighborhood.
3. Lighting is provided to illuminate the marijuana retail facility or marijuana cultivation facility, its immediate surrounding area, any accessory uses including storage areas, the parking lot(s), its front façade, and any adjoining public sidewalk.
4. Development plan review applications for all marijuana cultivation facilities shall include detailed plans of the facility's wastewater treatment system(s). Such plans shall be approved by the department of public services prior to issuance of the development plan approval.

G. All marijuana retail facilities and marijuana cultivation facilities shall fully comply with all other licensing requirements of the town and the laws of the state.

RIGL § 45-23-50.1 – Unified Development Review

*A public hearing on the application, including any ... special-use permit requests ... shall be held prior to consideration of the preliminary plan by the planning board or commission. The planning board or commission shall conditionally approve or deny the request(s) for ... special-use permit(s) before considering the preliminary plan application for the minor ... land development project. Approval of the ... special-use permit(s) shall be conditioned on approval of the final plan of the minor ... land development project.*

### **Requested Adjustments**

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By letter dated 10/9/2025, the applicant has confirmed that no waivers or modifications of the Town's Subdivision Regulations are being requested in connection with the application.

The applicant has also not identified any dimensional or use relief requested from the Zoning Ordinance.

### **Decision Deadline**

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The application was received on August 29, 2025, and a Notice of Incomplete Submission was issued on September 29, 2025. A notice of Incomplete Submission was issued on October 2, 2025, and supplemental materials were filed in part on October 9, 30 and 31, 2025. The application was certified complete on November 14, 2025.

Under RIGL §45-23-38, the Planning Board has **95 days** following the issuance of a certificate of completeness to decide a Minor Land Development application that includes Unified Development Review for a Special Use Permit.

Accordingly, the Planning board will have through and including **Tuesday, February 17, 2026**, unless the applicant agrees to an extension of time in writing.

### **Required Findings**

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#### Required Findings for Cannabis Retail Facility Special Use Permit:

- A. The application for a special use permit includes:
  - i. The legal name and address of the retail or cultivation facility.
  - ii. A copy of the articles of incorporation.
  - iii. The name, address, and date of birth of each principal officer and board member of the facility.
  - iv. The development plan, as well as a vicinity map, identifying the distances between the proposed facility and the nearest edge of abutting zoning districts.
  - v. A copy of the licensing application submitted pursuant to the State of Rhode Island "Rules and Regulations Related to the Medical Marijuana Program Administered by the Department of Business Regulation," Regulation 230-RICR-800-05-1.
- B. As measured by a straight line between the nearest property line of the subject property and the nearest property line of any of the following uses, the marijuana retail facility is not located within:
  - i. 1,000 feet of an existing public or private school, pre-school, or licensed day-care center (*excluding higher education facilities*); or
  - ii. 2,000 feet of any other marijuana retail facility or marijuana cultivation facility.
- C. The hours of operation for the proposed marijuana retail facility shall be limited to 8:00 a.m. to 8:00 p.m.
- D. The development plan includes appropriate security measures to deter and prevent the unauthorized entrance into areas containing marijuana and that each location has an operational security/alarm system.

#### Required Findings for Minor Land Development Approval:

- A. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;

- B. The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance;
- C. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- D. 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
- E. 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.

The approving authority must also address each of the following general purposes of zoning:

- (1) Providing for the orderly, thorough and expeditious review and approval of land developments and subdivisions;
- (2) Promoting high quality and appropriate design and construction of land developments and subdivisions;
- (3) Promoting the protection of the existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment;
- (4) Promoting design of land developments and subdivisions which are well-integrated with the surrounding neighborhoods with regard to natural and built features, and which concentrate development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure;
- (5) Encouraging local design and improvement standards to reflect the intent of the community comprehensive plans with regard to the physical character of the various neighborhoods and districts of the municipality;
- (6) Promoting thorough technical review of all proposed land developments and subdivisions by appropriate local officials;
- (7) Encouraging local requirements for dedications of public land, impact mitigation, and payment-in-lieu thereof, to be based on clear documentation of needs and to be fairly applied and administered; and
- (8) Encouraging the establishment and consistent application of procedures for local record-keeping on all matters of land development and subdivision review, approval and construction.

#### **Draft Motion**

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"The South Kingstown Planning Board hereby approves the application for a Special Use Permit for a Marijuana Retail Facility and grants Preliminary Plan approval for the Greenhouse Dispensary Minor Land Development application proposing to demolish and redevelop buildings with associated site improvements on Assessor's Plat 57-2, Lot 76, located at 711 Kingstown Road; Greenhouse Dispensary, Inc., *applicant*, Offshore Development, LLC and Edgewood Farm Enterprises, LLC, *owners*.

This approval is based upon the submitted plan set “*Greenhouse Dispensary in South Kingstown Rhode Island*,” dated October 30, 2025, for property located at 711 Kingstown Road, South Kingstown, RI, A.P. 57-2, Lot 76, prepared for Greenhouse Dispensary, Inc. 225 Main Street, Wakefield, Rhode Island, by InSite Engineering Services, Inc. 1539 Fall River Ave., Seekonk, Massachusetts, 02771; as well as the following materials:

- R.I. Cannabis Control Commission AUR Forms 1 – 4, dated 9/25/2025.
- Greenhouse Dispensary, Inc. - Articles of Incorporation.
- Greenhouse Dispensary, Inc. – Security Memorandum, dated 9/1/2020.
- Stormwater Analysis, dated 6/2020, prepared by SFM Engineering Associates for RSP Realty LLC.
- Operation & Maintenance Plan, dated 6/2020, prepared by SFM Engineering Associates for RSP Realty LLC.
- RIDEM Freshwater Wetlands and RIPDES Permit Renewal, dated 10/21/2025.

This approval is based upon the following Findings of Fact and Conditions of Approval:

***Findings of Fact – Special Use Permit – Marijuana Retail Facility***

1. All information required by Section 504.15 I.A. of the South Kingstown Zoning Ordinance has been submitted as part of the application materials.
2. The project site is not located within one thousand feet (1,000’) of an existing public or private school, pre-school, or licensed day-care center.
3. The project site is not located within two thousand feet (2,000’) of any other marijuana retail facility or marijuana cultivation facility.
4. The hours of operation are limited to the hours between 8:00 AM and 8:00 PM, as specified in the Conditions of Approval, below.
5. The security plan proposed by the applicant satisfies the requirements of Section 504.15 I.E. of the South Kingstown Zoning Ordinance, and shall be implemented in accordance with the Conditions of Approval, below.

***Findings of Fact – Minor Land Development***

6. The granting of approval will not result in conditions inimical to the public health, safety, and welfare.
7. With the required Conditions of Approval, the granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district.
8. With the required Conditions of Approval, the plans for the project comply with all the requirements of the Zoning Ordinance and the Subdivision and Land Development Regulations.
9. The plans for the project are consistent with the Comprehensive Community Plan.
10. Any conditions or restrictions that are necessary to ensure that these findings have been met have been incorporated into this approval.

***Conditions of Approval***

- A. Development of the site shall be in strict conformance with the approved site plan unless amended by these Conditions of Approval.
- B. The applicant shall obtain all required local and State permits prior to commencing construction and/or installation of site improvements.
- C. The hours of operation of the site shall be limited to the hours between 8:00 AM and 8:00 PM.
- D. The owners and operators of the site shall implement and, at all times, maintain onsite security in a manner that meets or exceeds the specifications of the 9/1/2020 Security Memorandum, submitted with the application.

- E. As part of the Final Plan Application, the applicant shall submit a Stormwater Management Agreement to be executed by the property owners and the Town for recording that commits the property owners to operate and maintain the onsite stormwater system in accordance with the approved plans the June 2020 Operation & Maintenance Plan prepared by SFM Engineering Associates. The agreement shall also grant the Town of South Kingstown a right of entry to the property to inspect and, if necessary, maintain or repair the stormwater system at the expense of the property owner(s).
- F. Prior to any request for a Certificate of Occupancy, a RI registered Professional Engineer shall inspect the installation of site improvements and shall submit certification to the Administrative Officer of the Planning Board that the construction conforms to the approved plans.
- G. Prior to any request for a Certificate of Occupancy, a RI licensed Landscape Architect shall inspect the installation of the landscape improvements and submit certification to the Administrative Officer of the Planning Board that the installation conforms to the approved plan and the planting standards of the South Kingstown Subdivision and Land Development Regulations.
- H. The applicant shall guarantee all landscape materials depicted on the approved plan set for a period of one (1) year from the date of planting.
- I. **And any other conditions deemed necessary by the Planning Board in consideration of this application...”**