



**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~~ cont. to January 27, 2026

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

**Original Approved Project 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 (condos) in 2 groups of new buildings to the NW and SE of the existing residence, plus 4 condo units in the existing building. The applicant is requesting to change the layout and configuration of the development from what was originally approved. The site plan approved via that Settlement Agreement was based on a plan prepared by Union Studio, 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.



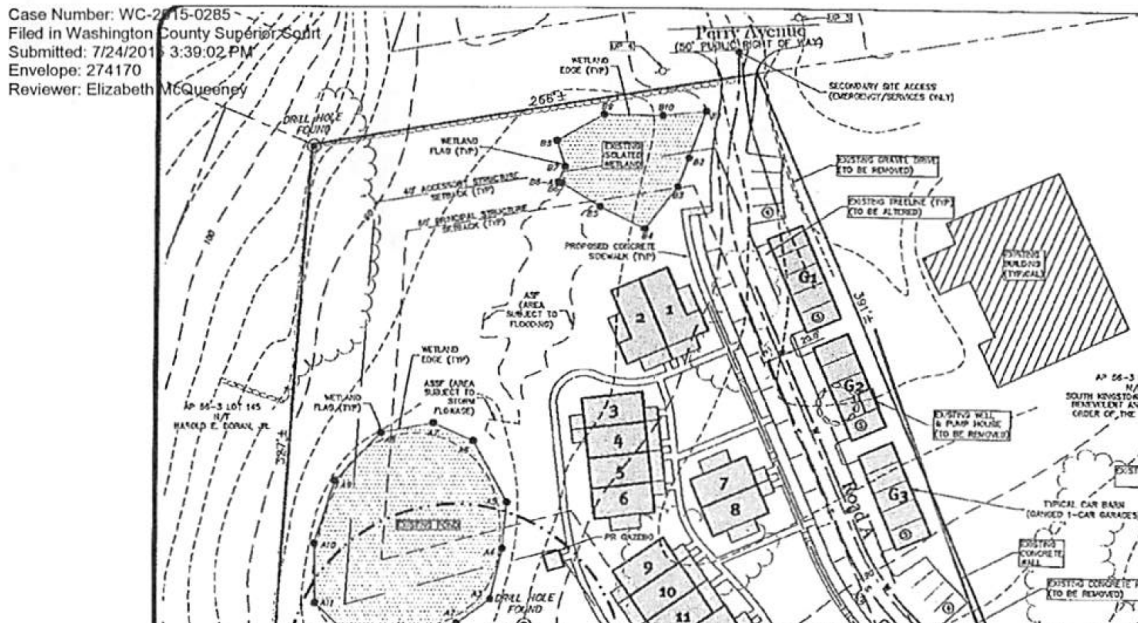
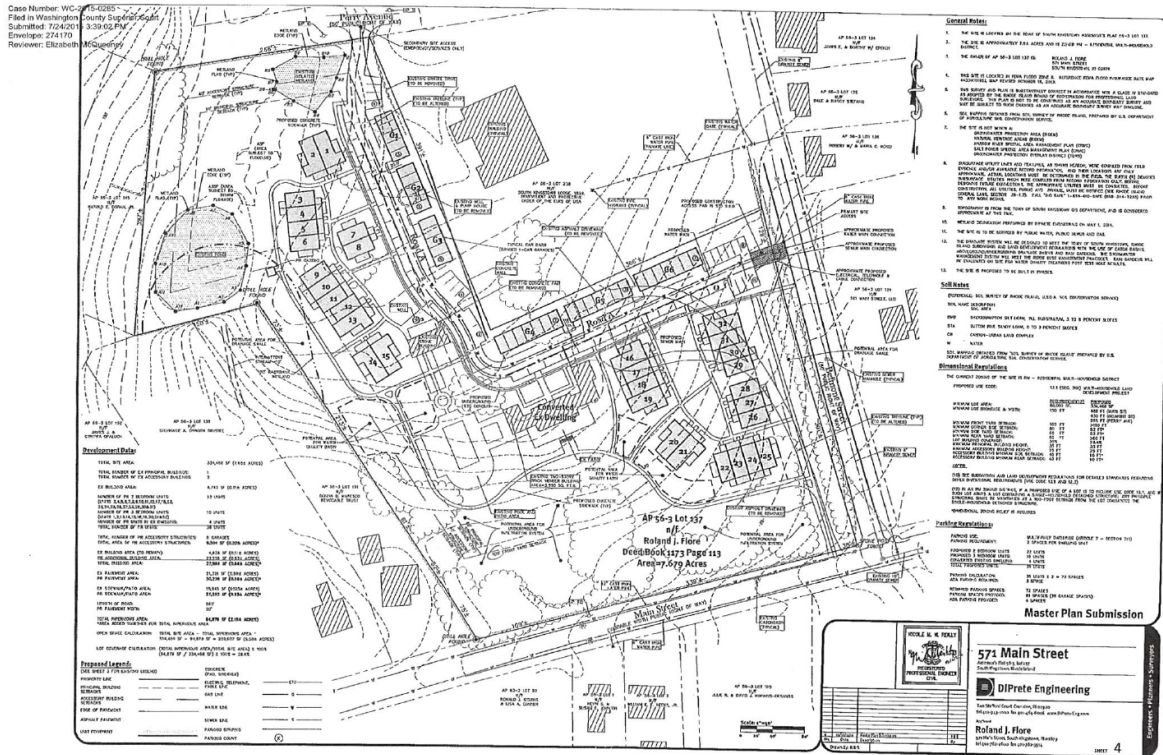
571 MAIN STREET, WAKEFIELD

PRELIMINARY SITE LAYOUT  
MAY 12, 2014

SCALE: 1"=100'-0"



The third drawing/site plan is an enlargement of the northwest portion of the main site plan prepared by DiPrete Engineering.



The Settlement Agreement includes four (4) stipulations based on the Union Studio 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 Settlement 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.

### **Proposed Amended Project Description**

---

The proposed Amended Master Plan has seen several iterations since it was first proposed in early 2024. In its most recent form the Amended Master Plan includes the following changes:

- Zoning - The amended plan remains fully compliant with existing dimensional requirements of the Towns Zoning Ordinance after the proposed Amendments to the original Master Plan. Including the 100' front setback and 25' side setbacks stipulated in the Settlement Agreement.
- Unit Count – The proposed number of dwelling units has been reduced from thirty-six (36) to twenty-nine (29) units. The unit reductions include: 4 fewer units in the group of new buildings NW of the existing residence and 3 fewer units in the existing structure, which now is proposed to remain a single-family home rather than being divided into four (4) condominium units.
- New Buildings–The approved master plan proposed 10 new buildings containing 2, 3, 4 and 5 units. These units included twenty-six 2-bedroom units (including 4 units in the existing house) and ten 3-bedroom units. The amended plan includes the same number of new buildings (10) composed of duplexes and quadplexes. The new layout includes a mix of 2 and 3-story buildings and all units are now proposed as two (2) bedroom units. Accordingly, the amended plan reduces the unit count by 7 and the bedroom count by 10.
- Density– The maximum density for a Multi-Household Land Development Project (MHLDP) where all units are 2-bedrooms or less is 7.71 units per acre. (Subdiv. & Land Dev. Regs, Art. IV H (2)(b)). The density of the original 36-unit project was roughly 4.86 units per acre. With the reduction in units, the proposed density of the amended proposal is roughly 3.9 units per acre, roughly half of what is allowable by ordinance.
- Road Access – The original road layout proposed a single through-street from Perry Avenue to Belmont Street serving all dwelling units. The new amended layout proposes a two-road layout with 15 units being served by one road accessing Belmont Road to the east and 14 units being served by a separate road accessing Perry Avenue to the north. Compared to previous iterations of this same two-road layout, the intersection with Perry Avenue has been moved 150-200' to the east, returning the intersection to the same general location as originally proposed with the single road layout. The applicant is also proposing an ancillary access point to Main Street using the existing driveway location; however, it is unclear whether this access is proposed for vehicle access or bicycle/pedestrian access.
- Garages – The original design approved by the Settlement Agreement included six stand-alone garage barn structures bordering the two property lines abutting the Elks Lodge property to the northeast. The amended design does away with the garage barns and incorporates single-car garages into the new residential buildings.

- Impervious Cover –Total impervious area for the original approved Master Plan was 94,879 SF (28.4%). The proposed amended plan from 2024 reduced the impervious cover to 86,243 ft<sup>2</sup> (25.8%) and the newly proposed changes (2025) further reduce impervious cover to 86,243 ft<sup>2</sup> (22%).
- Open Space - Open space for the original approved Master Plan was calculated at 239,507 ft<sup>2</sup> (approx.5.5 acres). The proposed amended plan from 2024 increased open space to 248,243 ft<sup>2</sup> (approx. 5.7 acres) and the newly proposed changes further increases the amount of open space to 260,831 ft<sup>2</sup> (approx. 6.0 acres).
- Utilities –For the 14 units in the NW section of the property sewer, water, electricity, cable and telecom services will be provided underground via Perry Ave. The sewer connection will require a new sewer line to be extended roughly 500’ down Perry Ave. from the existing main in Belmont Ave. For the 14 units in the SE section of the property sewer, water electricity, cable and telecom services will be provided underground via Belmont Ave.

### **Waivers Requested**

---

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

### **Review to Date**

---

April 20, 2024 - The application was reviewed at a meeting of the South Kingstown Technical Review Committee (TRC), which granted conditional approval of the application with the following conditions. The TRC determined that the application was complete for review by the Planning Board provided that the following conditions were addressed

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.

June 11, 2024, July 23, 2024, July 31, 2024, August 15, 2024 – Continuance requested by the applicant.

September 12, 2024 – Meeting cancelled.

October 10, 2024 – The public hearing commenced with a presentation by the applicant and comment from the public.

October 22, 2024, December 3, 2024, January 28, 2025, March 25, 2025 – Continuance requested by the applicant.

April 22, 2025 – The public hearing continues with a presentation by the applicant and comment from the public.

June 24, 2025, August 26, 2025, November 25, 2025 – Continuance requested by the applicant.

### **Decision Deadline**

---

This application (CTAP) was originally certified complete on March 26, 2024, and noticed for hearing on June 11, 2024.

Since that time the application has been scheduled for hearing 13 times, two of which resulted in presentations by the applicant and/or public comment, and 11 of which were continued at the applicant's request. (See above).

The decision deadline for this matter is unclear due to the multiple continuances. While each continuance was accompanied by a statement from the applicant agreeing to continue the applicable deadlines, it is difficult to determine a specific date that the Board's decision is due. This is a question of critical concern that **must** be clarified by the Planning Board.

Given the lengthy delay and intermittent hearing dates, the applicant and the Board would be well advised to agree on a date-certain to serve as a new decision deadline that allows for a full presentation of the applicant's amended plan, public comment and a reasonable time for deliberation and for staff to draft a decision for review by the Board.

### **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**

---

Given the lengthy travel of this matter, and multiple continuances by the applicant, staff has not prepared a draft motion in advance of hearing the completion of the applicant's presentation, public comment and the Planning Board's final deliberations on the proposed project.