

Town of North Kingstown



Planning Commission Meeting

Tuesday, January 4, 2022

Municipal Offices Court Room

100 Fairway Dr.

North Kingstown, RI 02852

7:30 PM

Planning Commission

James R. Grundy, Chairperson

Steven Borowick

Paul L. Dion

Tracey McCue

Patrick Roach, Vice Chairperson

Eric Wishart

Agenda

- 1 Call to Order
- 2 Pursuant to RIGL 42-46-6(c), notice of this meeting has been posted on the Secretary of State's website
- 3 General Business
 - 3.a Pre-application: Application of the Town of North Kingstown for a 3-lot minor subdivision at Assessor's Plat 116, Lots 23 and 109 located at 99 Phillips Street and 100 Boone Street in a Wickford Village Center (WVC) and Public (P) zone (continued from 12-7-21 PC meeting).
 - 3.b Master Plan Informational Hearing: Application of Wickford Schoolhouse LLC for Schoolhouse Condominiums at Academy Cove, a 39-unit land development project located at 99 Phillips Street also known as AP 116, Lot 109 zoned Wickford Village Center (WVC). (cont'd from 12/7/21).
 - 3.c Recommendations to the Zoning Board of Review: Application of Wickford Schoolhouse LLC for a special use permit in accordance with Section 21-93(b)1-

Wickford Village Center District- General Provisions; a dimensional variance from Section 21-93(b)1- Wickford Village Center District- General Provisions; a special use permit in accordance Article III- Land Use Table; dimensional variances from Article IV- Dimensional Regulations, Table 2B Business Districts; and a dimensional variance from Section 21-271- Methods of determining off-street parking requirements for the construction of a proposed condominium conversion with a parking lot and other improvements to be located at 99 Philips Street known as Plat 116 Lot 109 and zoned Wickford Village Center District (WVC) (continued from 12/7/21).

- 3.d Master Plan Informational Hearing: Application of Wickford Schoolhouse LLC for Olde Theater Condominiums, an 18-unit land development project located at 84 & 90 Phillips Street also known as AP 92, Lots 40 & 41 zoned Wickford Village Center (WVC). (cont'd from 12/7/21).
- 3.e Recommendations to the Zoning Board of Review: Application of Wickford Schoolhouse LLC for a special use permit in accordance with Section 21-93(b)1- Wickford Village Center District- General Provisions; a special use permit in accordance Article III- Land Use Table; dimensional variances from Article IV- Dimensional Regulations, Table 2B Business Districts; a dimensional variance from Section 21-271- Methods of determining off-street parking requirements; and a dimensional variance from Section. 21-87 (b)2- Neighborhood business district- General requirements for the construction of a proposed multi-unit condominium conversion with a parking lot and other improvements to be located at 84-90 Philips Street known as Plat 92 Lots 40 & 41 and zoned Wickford Village Center District (WVC) (continued from 12/7/21).
- 3.f Review and Recommendation to the Town Council: Amendments to the North Kingstown Zoning Ordinance text for application of WJ Apts, LLC., 1130 Ten Rod Road E207, North Kingstown. The proposal is to amend Section 21-96(c)(1), Wickford Junction District, related to specific requirements for residential use.
- 3.g Review and Recommendation to the Town Council: Amendments to the North Kingstown Zoning Ordinance text for application of WJ Apts, LLC., 1130 Ten Rod Road E207 North Kingstown. The proposal is to amend Table 2B, Business Districts, Standard Dimensional Regulations for Business Districts for the Wickford Junction District.

- 3.h Discussion/Recommendation to Town Council: Amendments to Section 21-186 and 21-187 of the North Kingstown Zoning Ordinance related to Groundwater Recharge and Wellhead Protection Overlay Districts

4 Minutes

- 4.a November 30, 2021

5 Adjournment

THE TOWN OF NORTH KINGSTOWN WILL PROVIDE INTERPRETERS FOR THE DEAF AND HARD OF HEARING AT ANY MEETING PROVIDED A REQUEST IS RECEIVED THREE (3) DAYS PRIOR TO SAID MEETING BY CALLING 294-3331, EXT. 120.