

Town of North Kingstown



Planning Commission – Meeting

AMENDED

**MEETING WILL BE HELD AT:
TOWN HALL
80 BOSTON NECK RD.
NORTH KINGSTOWN, RI 02852**

Tuesday, January 16, 2024

Municipal Offices Building

100 Fairway Dr.

North Kingstown, RI 02852

7:00 Pm

Planning Commission -

James Grundy - Chair

Patrick Roach - Vice-Chair

Steven Borowick

Meg Kerr

Richard Lipsitz

Tracey McCue

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 Continuance Request: Development Plan Review: Application of Cellco Partnership DBA Verizon Wireless to erect a telecommunications tower, and other associated improvements, to be located at 772 Fletcher Road North

Kingstown, RI 02852, also known as AP 84 Lot 002, zoned Rural Residential (continued from 10/3/23 and November 7, 2023)

- 3.b Extension Request: Master Plan Decision for 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).

- 3.c Extension Request: Master Plan Decision 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).

- 3.d Decision: Development Plan Review Application Request by Walmart Real Estate Business Trust for a proposed 2,599 sq. ft. addition for the expansion of the grocery pickup near the existing garden center, for improvements to be located at 1031 Ten Rod Road, North Kingstown, RI 02852, AP 112 Lot 112, zoned Wickford Junction District (WJ), in the Groundwater Recharge Area, and in the Route 102 Scenic Overlay District. Continued from May 2, 2023 Planning Commission meeting.

- 3.e Decision: Request by Brian Casey and Stuart Tucker, LLP, PO Box 372 North Kingstown, RI 02852, to appeal a decision rendered by the Wickford Village Design Guidelines Committee, in accordance with Section 21-191: Wickford Village Design Guidelines Overlay District, in which the Wickford Village Design Guidelines Committee denied the request of Brian Casey and Stuart Tucker, LLP to install an air condenser unit of the roof of the structure at 95 Brown Street, North Kingstown, RI 02852, AP 117 Lot 218, zoned Wickford Village Center (WVC). Continued from December 5, 2023 and December 19, 2023

- 3.f Preliminary Plan Public Hearing: Application of application of Saunderstown Properties, LLC for Sanctuary Estates - Major 14-lot subdivision for property located on Assessor's Plat 160, Lots 91 & 92, 309 North Quidnessett Road, North Kingstown, RI in a Neighborhood Residential zone and Scenic Overlay District.

- 3.g Discussion and Possible Recommendations to Town Council: North Kingstown Zoning Ordinance amendments and North Kingstown Land Development and Subdivision Regulations amendments to implement new state laws

- 4.a October 3, 2023
- October 17, 2023
- November 21, 2023

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.