

Town of North Kingstown



Planning Commission Meeting

Tuesday, May 3, 2022

Municipal Offices Court Room

100 Fairway Dr.

North Kingstown, RI 02852

7:30 PM

Planning Commission

James R. Grundy, Chairperson

Patrick Roach, Vice Chairperson

Steven Borowick

Paul L. Dion

Tracey McCue

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 Master Plan Approval Extension Request: Gateway Roundabout, Assessor's Plat 102 Lots 6, 8, and 25 (50 South County Trail)
 - 3.b Discussion/Decision: Development Plan Review: Application of Valley Affordable Housing Corp, 1029 Mendon Road, Cumberland, RI 02864 to construct Phase II of the Langford Estates project, part of Phase IF of the Reynolds Farm development, a forty (40) unit senior affordable housing building, 42,000 sq. ft. with required parking and utilities, located at Assessor's Plat 136 Lot 30, off Driftwood Lane, zoned Post Road district (continued from 3/29/22 PC meeting)

- 3.c Discussion/Decision: Preliminary Plan application submission of RHC Properties LLC for a 2-lot minor subdivision on 309 North Quidnessett Road, AP 160, Lot 91 zoned Neighborhood Residential.
- 3.d Discussion/Decision: Preliminary plan application of Saunderstown Properties LLC for a 2-lot minor subdivision on North Quidnessett Road, AP 160, Lot 92 zoned Neighborhood Residential.
- 3.e Waiver Request: Sanctuary Estates
- 3.f Discussion/Decision: Public Informational Meeting for the master plan application of Saunderstown Properties, LLC for Sanctuary Estates - Major 16-lot subdivision for property located on Assessor's Plat 160, Lots 91 & 92, 309 North Quidnessett Road, North Kingstown, RI zoned Neighborhood Residential (NR)
- 3.g Discussion/Decision: Development Plan Review: Application of John Becker/Easy Stay LLC for property at 7255 Post Road also known as Assessor's Plat 136 Lot 11 in a Post Road (PR) zone Application is for the construction of a Quonset hut addition to the rear building (building already constructed) (continued from February 1, 2022 and March 29, 2022 PC meetings)
- 3.h Approval of Recommendation to Zoning Board of Review: Application of John Becker/EASYSTAY, LLC for property located at 7255 Post Road, also known as Assessor's Plat 136 Lot 11, North Kingstown, RI 02852 for a dimensional variance from the minimum lot area requirements for hotels and motels in accordance with Article XII- Miscellaneous Provisions Section 21-325(2) Hotel or Motel, in a Post Road (PR) zone. (continued from February 1, 2022 and March 29, 2022 PC meetings)
- 3.i Public Informational Hearing: Master plan application by David A. Caldwell, Sr. and Virginia Caldwell (a.k.a North K Properties, LLC), for a major land development comprehensive permit project for low- and moderate-income housing for a duplex located at 289 Essex Road on property located at Assessor's Plat 158 Lot 21 in a Neighborhood Residential (NR) zone. (Continued from 4/5/22 PC meeting)

4 Minutes

- 4.a March 29, 2022

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.