



**SOUTH KINGSTOWN PLANNING DEPARTMENT**  
**PROJECT REVIEW MEMO**  
**551 Liberty Lane**  
**Combined Conceptual Master & Preliminary Plan Review**  
January 24, 2023

Project Type:	<b>Major Land Development</b>		
Review Stage:	<b>Combined Conceptual Master &amp; Preliminary Plan</b>		
Address:	<b>551 Liberty Lane</b>		
Plat:	<b>21-3</b>	Lot:	<b>21</b>
Parcel Size:	<b>6.31 acres</b>	Zoning District:	<b>IND-1</b>
Applicant:	South County Post & Beam c/o Ken Bouvier 521 Liberty Lane West Kingstown, RI 02892	Owner:	Same

**Property Characteristics**

The existing site is an area of wooded vegetation and has a total area of approximately 6.3 Acres. A Class 1 survey of the property has been completed and the submitted plans reflect this. The wetland flags on the site have been flagged by a professional wetland biologist. The site has a portion of wetlands located in the northwest area of the site. The parcel has frontage on Liberty Lane and Fairground Road and has a total area of 6.31 +/- acres and is zoned IND-1 (Industrial-1). The site is located on the north side of Liberty Lane, south of Kingstown Road (Route 138) and west of Fairgrounds Road.

**Project Description**

The development proposes the construction of three new buildings with associated parking with the following areas; Building 1- 32,400 SF, Building 2- 22,500 SF, Building 3- 18,000 SF. The site is proposed to have two points of access off Liberty Lane. The development is proposed to be serviced by public water and public sewer. The sewer and water design has had an initial review from both Kingston Water and the Town DPW and we have responded to all concerns. We have met with the local fire department during the master plans submission to coordinate layout, hydrants, and access. The fire department is currently in the process of completing a final review of the preliminary plan set.

At this time all three buildings will be used for manufacturing for South County Post & Beam. Parking is proposed for each building throughout the site for a total of 64 parking spaces (approximately 21 spaces per building) for employees and visitors. The zoning code requires one parking spot per every two employees for manufacturing uses. In order to calculate required parking numbers we assumed each building had approximately 43 employees during the largest shift which South County Post & Beam feels is sufficient for their future operation. These assumptions yielded 64 parking spaces, which has been provided on the proposed site plan. We have also included an area for optional overflow parking in the case that more parking is needed this will be required to be some form of grass or impervious material. If additional pavement is proposed the storm water will need to be reviewed. The storm water management system has been designed to meet the Town of South Kingstown & RIDEM best managements practices.

The project has received a RIDEM Preliminary Determination for the project which include a full review of the wetlands and stormwater design.

## Waivers Requested

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The applicant is requesting the following waivers:

### Subdivision & Land Development Regulations – Section IV. Special Requirements

#### G. Landscape – General Standards & Specifications

**1. Plant Materials -Standards B):** *“Minimum size for small evergreen trees or large shrubs shall be 6 to 8’ in height.”*

Waiver Requested: Proposed small evergreen trees and large shrubs are 4 to 6’ in height.

**1. Plant Materials -Standards C):** *“Minimum size for low shrubs shall be 4’ in height.”*

Waiver Requested: Proposed low shrubs are 3 to 4’ in height.

**3. Perimeter Planting – Parking and Loading Facilities:** *“Landscaping of the perimeter of a parking lot shall include at least 1 tree plus 3 low shrubs or groundcover for every 35 lf of perimeter.”*

Waiver Requested: Parking layout limits area for perimeter planting. Perimeter is 1,145 lf, 33 trees are required. Existing perimeter vegetation to remain (17 trees) and supplemented where feasible (24 new trees proposed).

**5. Building Landscaping:** *“There shall be a landscaped area between the parking surface and building wall of at least 3’ in width.”*

Waiver Requested: Buildings 2 and 3 do not have a 3’ minimum landscaped area between the parking surface and building wall.

## Decision Deadline

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This application was certified complete on December 6, 2022. The Planning Board has until **Monday, March 6, 2023** (90 days from date of completion) to render a decision.

## Review to Date

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### Pre-Application Concept Review

February 23, 2021 - Planning Board Review of the Conceptual Pre-Application Plan and Planning Board approval to combine Conceptual Master & Preliminary Plan stages for next stage of submittal.

### Combined Conceptual Master & Preliminary Plan Review

October 12, 2022 – Technical Review Committee (TRC), review of the Combined Conceptual Master & Preliminary Plan submission

December 13, 2022 – Planning Board Public Hearing opened for the Combined Conceptual Master & Preliminary Plan review and later continued to January 24<sup>th</sup>

## Required Findings

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Upon review of this Preliminary Plan submittal for a Major Land Development Project, the Planning Board must 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.

Additionally, the approving authority must 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.

In accordance with Article VIII, Section B(1) of the Subdivision and Land Development Regulations, in regard to the granting of waivers, the Planning Board has the authority to waive and/or modify one or more of the requirements for subdivision or land development approval provided that the Planning Board finds that:

- a. The waiver or modification is reasonable and within the general purposes and intents of these regulations; and
- b. Literal enforcement of the regulations is impracticable and will exact undue hardship because of the peculiar conditions pertaining to the land in question; or waiver or modification of the regulations is in the best interest of good planning practice or design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.

**Draft Motion**

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“The South Kingstown Planning Board hereby grants Combined Conceptual Master & Preliminary Plan approval for the 551 Liberty Lane Major Land Development project, for the proposed development of three (3) new buildings for unspecified industrial uses and associated site improvements, AP 21-3, Lot 21, located at 551 Liberty Lane, South County Post & Beam, *applicant/owner*. This approval is based upon the following plan set entitled “*Town Preliminary Submission – 551 Liberty Lane*”, located on 551 Liberty Lane, South Kingstown, Rhode Island, Assessor’s Plat 21-3, Lot 21, Sheets 1 through 13, dated February 1, 2022 with revisions through October 26, 2022, prepared by DiPrete Engineering, Inc., Two Stafford Court, Cranston, RI 02920.

<u>SHEET</u>	<u>NAME</u>	<u>PREPARED BY</u>	<u>DATE</u>	<u>LAST REVISED</u>
1 of 13	Title Page		2/1/2022	9/22/2022
2 of 13	Aerial and Half Mile Radius		2/1/2022	9/22/2022
3 of 13	Notes and Legend		2/1/2022	9/22/2022
4 of 13	Existing Conditions Plan		2/1/2022	9/22/2022
5 of 13	Soil Erosion & Sediment Control Plan		2/1/2022	9/22/2022
6 of 13	Site Layout Plan		2/1/2022	9/22/2022
7 of 13	Grading and Utilities Plan	DiPrete Engineering, Inc.	2/1/2022	9/22/2022
8 of 13	Pond Complex A1 Details		2/1/2022	9/22/2022
9 of 13	Pond Complex A2 Details		2/1/2022	9/22/2022
10 of 13	Stormcrete Details		2/1/2022	9/22/2022
11 of 13	Detail Sheet		2/1/2022	9/22/2022
12 of 13	Landscape Plan		2/1/2022	10/26/2022
13 of 13	Landscape Notes & Details		2/1/2022	9/22/2022

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

***Findings of Fact***

- A. With regard to the waivers requested, the Planning Board finds that:
  - i. the waivers requested are reasonable and within the general purposes and intent of the Subdivision Regulations; and
  - ii. literal enforcement of the regulation is impracticable and will exact undue hardship because of peculiar conditions pertaining to the land in question; or waiver or modification of the regulation is in the best interest of good planning practice or design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.
- B. This major land development project is consistent with the requirements of the Comprehensive Plan.
- C. This major land development project design conforms to the standards and provisions of the South Kingstown Zoning Ordinance.
- D. There will be no significant negative environmental impacts from the proposed development as shown on the plans, with the required conditions of approval.
- E. This major land development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on these lots according to pertinent regulations and building standards would be impracticable.
- F. All proposed lots have adequate and permanent physical access to a public street, namely Liberty Lane.

- G. With the required conditions of approval, this major land development project will provide for adequate surface water runoff, for suitable building sites and for the preservation of natural, historical, or cultural features that contribute to the attractiveness of the community.
- H. The design and location of building lots, utilities, drainage improvements, and other improvements in this major land development project minimize flooding and soil erosion.

***Conditions of Approval***

- 1. Development of the site shall be in strict conformance with the approved site plan, including the landscape plan, unless amended by these Conditions of Approval.
- 2. The applicant shall obtain all required local and State permits prior to commencing construction and/or installation of site improvements.
- 3. Prior to any request for a Certificate of Occupancy, a RI licensed Professional Engineer shall inspect the installation of improvements and submit certification to the Administrative Officer of the Planning Board that the installation substantially conforms to the approved plan and the development standards of the South Kingstown Subdivision and Land Development Regulations.
- 4. 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 substantially conforms to the approved plan and the planting standards of the South Kingstown Subdivision and Land Development Regulations.
- 5. 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.
- 6. **And any other conditions deemed necessary by the Planning Board in consideration of this application..."**