

**TOWN OF SOUTH KINGSTOWN  
PLANNING BOARD  
PROJECT REVIEW APPLICATION FORM**

*This Application Form is to be submitted with each stage of review.*



**APPLICANT INFORMATION**

Applicant Name: New England Properties, LLC

Name of Primary Contact (if applicant is an organization): Steven Clarke

Applicant Address: 257 Wickford Ct., North Kingstown, RI 02852

Applicant Phone: 401-529-4690 Applicant Email: sclarke4477ri@gmail.com

**OWNER INFORMATION**

Owner Name(s): Shellen Clarke Revocable Living Trust AGMT

Owner Contact Information: 96 Duck Cove Road, North Kingstown, RI 02852

**PROJECT INFORMATION**

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: AP 33, Lot 27

Physical Address or Location of Parcel(s): 852 Broad Rock Road, South Kingstown, RI

Zoning District(s) of Parcel(s): R-40 Total Size of Development Parcel: 16.5 Acres

Date of Initial Meeting with Planning Department Staff (before first stage of review): January 18, 2023

**TYPE OF PROJECT (select all that apply)**

- |  |   |
|--|---|
| <input type="checkbox"/> Development Plan Review                                 | <input type="checkbox"/> Minor Land Development Project             |
| <input type="checkbox"/> Administrative Subdivision                              | <input type="checkbox"/> Major Land Development Project             |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project   |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension    | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision                                       | <input type="checkbox"/> Residential Compound                       |
|  | <input type="checkbox"/> Comprehensive Permit                       |

**CURRENT STAGE OF REVIEW (if applicable)**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan                    | <input type="checkbox"/> Change to an Approved Plan                   |
| <input type="checkbox"/> Preliminary Plan                          | <input type="checkbox"/> Reinstatement or Extension to Approved Plan  |
| <input type="checkbox"/> Final Plan                                | <input type="checkbox"/> Request to Combine Review Stages             |
| <input type="checkbox"/> Recording                                 | <input type="checkbox"/> Other  |

**WAIVERS AND MODIFICATIONS**

Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations?  yes\*       no

*\*If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

**CERTIFICATION OF COMPLETE APPLICATION**

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$\_\_\_\_\_.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.

  
\_\_\_\_\_  
Applicant Signature

4/18/2023  
\_\_\_\_\_  
Date

Steven M. Clarke, NE Properties  
\_\_\_\_\_  
Printed Name

CALLAGHAN & CALLAGHAN  
ATTORNEYS AT LAW  
3 BROWN STREET  
WICKFORD, RI 02852

MATTHEW F. CALLAGHAN, JR.  
JAMES M. CALLAGHAN

TEL: (401) 294-4555  
FAX: (401) 294-4557  
MATT@CALLAGHANLAWRI.COM  
JAMES@CALLAGHANLAWRI.COM

March 7, 2023

Maria H. Mack  
Planning Board - Chair  
James D. Rabbit, AICP  
Planning Director  
Jason Parker, AICP  
Principal Planner  
South Kingstown Planning Department  
180 High Street  
South Kingstown, RI 02879

Re: Pre-Application Concept Review - Village at Broad Rock  
852 Broad Rock Road  
AP 33, Lot 24

Dear Chair Mack, Director Rabbitt, and Principal Planner Parker:

I hope you are all doing well. Please accept this letter as the narrative for the Pre-Application Concept Review for 852 Broad Rock Road, South Kingstown, RI.

Our office represents New England Properties, LLC (NEP). NEP is a family owned limited liability company represented by Steven Clarke, PE. Steven is a former Principal with Commonwealth Engineers and Consultants, Inc. The property is owned by NEP through a family trust in which all the beneficiaries are members of the Clarke family. NEP is seeking to develop the sixteen and one half acre lot at 852 Broad Rock Road.

At this stage in the development process we are looking for input from the Planning Board on our concept – The Village at Broad Rock.

a. Site

The site is over 16.5 acres that includes a small wetland area (1.2 acres). The buildable area is 15.3 acres. The lot is zoned R-40. There is one single family home (2400 sq. ft.) and a single barn (1500 sq. ft.) currently on site.

The site is located on Broad Rock Road with convenient access to Route 138, the South Kingstown Senior Center, the South Kingstown Recreation Center, the South Kingstown YMCA, the University of Rhode Island, Peace Dale, and downtown Wakefield.

b. The Village at Broad Rock – Proposed Development

The Village at Broad Rock development proposal includes thirty (30) housing units consistent with Zoning Ordinance Section 501.7 - Senior residential community.

The units would comprise a combination of single units and duplexes. We anticipate that the units would be one and a half story cottage style (please see attached draft renderings). We want to emphasize the village model for the project. Each unit would comprise 1600 to 1800 sq. ft.

Approximately forty-five (45) Senior residents would occupy the housing. There would be no addition of school age children.

c. Lot Acreage - Variance

Section 501.7.1 (A) requires that a senior residential community contain a minimum of thirty (30) acres. This parcel contains approximately fifteen (15) buildable acres. Due to the lot acreage we will require a variance. While the lot is smaller than the requirement, we maintain that the proposed density is consistent with the intent of the ordinance.

We are proposing that the development include thirty (30) units based on the density allowed pursuant to Section 501.7 D (1) (b) which states: "[T]he total density of a senior residential community shall not exceed one and ninety-nine hundredths (1.99) dwelling units per developable acre."

Per Section 501.7 D (1) (b) a thirty-acre lot would allow approximately sixty (60) units ( $1.99 \times 30 = 59.7$ ).

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Per Section 501.7 D (1) (b), the subject lot (15.33) acres will allow thirty (30) units (1.99 x 15.33 = 30.5).

We believe that the variance is somewhat de minimis. In our research we could not determine why a senior residential housing development would require thirty acres. Thirty acres is a significant amount of land and seems to severely limit the potential for any senior housing in South Kingstown. Even with the reduced acreage we are still able to achieve more than the required minimum of ten percent (10%) open space.

d. Comprehensive Plan - Housing

As the Planning Board is well aware, the Town of South Kingstown and Rhode Island as a whole, suffers from a severe housing shortage that is forcing the “best and the brightest” of future generations to look for housing and jobs outside the state of Rhode Island.

In recent months the lack of housing has constantly been in the headlines:

January 20, 2022: The Providence Journal highlights the critical lack of supply of the R.I. housing market.

September 21, 2022, the Rhode Island Association of Realtors published a report entitled “*No relief to inventory shortage in R.I.’s housing market*”. This report highlighted the need for increase in housing at all levels.

September 27, 2022, The Providence Journal published an article “*Where did all the houses go? RI faces a crisis in housing*”.

In January 2023, during the State of the State address Governor Dan McKee outlined the critical need for housing in Rhode Island and specifically cited his administration’s report “**Rhode Island 2030, Charting a course for the future of the Ocean State**”. The report outlines the need for housing at all levels. This plan states that Rhode Island must “increase housing production overall”, and specifically outlines the following strategies.

- Establish a statewide plan for increasing housing production and meeting the needs of Rhode Islanders in all 39 cities and towns, drawing upon stakeholder and community input.

- Work with interested cities and towns across the state to create a more favorable planning, zoning, and development environment.
- Invest in infrastructure so that more and denser housing can be built where there is demand while paying particular attention to current and future transit locations and economic development plans.
- Support builders in conducting workforce development and help them find and train the carpenters, plumbers, electricians, and others who will build the housing we need.
- Work with builders and educational institutions to invest in the construction workforce by creating internship opportunities for those interested in going into the trades.

We believe that this proposal will provide critically needed housing opportunities in the Town of South Kingstown. By providing dedicated senior housing we will be servicing a need and potentially opening up existing housing for families across town.

Both the existing Comprehensive Plan (2014) and the draft Comprehensive Community Plan 2021 highlight the town's housing needs.

The Comprehensive Plan (2014) includes a summary of a town wide visioning process. The vision for the town included "a diverse array of housing options, where appropriate, including small scale 'cottage' housing, multi-family housing, and subsidized workforce housing." (H-5). The Comprehensive Plan also emphasized multi-family housing, green space for pedestrian compatibility and functionality, and green space within walking distance of homes in the community. (H-6)

In the draft Comprehensive Community Plan 2021, the Housing element is visioned as follows:

- To keep South Kingstown a community that is home to a vital, diverse mix of people by maintaining a wide range of housing options.
- The Town of South Kingstown will include a range of housing options for its diverse population, including families, young adults, seniors, and single-person households. The Town will strive to retain the diversity of its residents.
- Town programs and regulatory efforts will seek to provide appropriate housing opportunities in the community with a focus on infill development and redevelopment in the village areas.

- The Town of South Kingstown views the provision of high quality and diverse housing as one of the most important ongoing issues within the community.

The Village at Broad Rock is consistent with the proposed housing element outlined in the Town's Comprehensive Plan and will help keep the best and brightest of today and tomorrow in South Kingstown.

e. Conclusion

We look forward to discussing this concept with the Planning Board. If you have any preliminary questions or comments, please contact us at your earliest convenience. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "James M. Callaghan", with a stylized flourish extending to the right.

James M. Callaghan

# PROJECT TEAM FORM

Submittal Date: \_\_\_\_\_

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

**ATTORNEY** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: James Callaghan

Name of Primary Contact (if attorney is an organization): James Callaghan

Address: 3 Brown Street, Wickford Village, North Kingstown, RI 02852

Phone: 401-294-4555 Email: james@callaghanlawri.com

**ENGINEER** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: Commonwealth Engineers & Consultants, Inc.

Name of Primary Contact (if engineer is an organization): Timothy Behan

Address: 400 Smith Street, Providence, RI 02908

Phone: 401-273-6600 Email: tbehan@commonwealth-eng.com

**SURVEYOR** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: \_\_\_\_\_

Name of Primary Contact (if surveyor is an organization): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**LANDSCAPE ARCHITECT** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: John C. Carter & Company, Inc.

Name of Primary Contact (if landscape architect is an organization): John Carter

Address: P.O. Box 121, Saunderstown, RI 02874

Phone: 401-783-3500 Email: JCC@johncartercompany.com

**ARCHITECT** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: \_\_\_\_\_

Name of Primary Contact (if architect is an organization): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**OTHER** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: New England Properties, LLC

Role on Project: Applicant

Name of Primary Contact (if entity is an organization): Steven Clarke

Address: 257 Wickford Ct, North Kingstown, RI 02852

Phone: 401-529-4690 Email: sclarke4477ri@gmail.com

**OWNER AUTHORIZATION FORM**

Submittal Date: \_\_\_\_\_

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, Sheleen Clarke hereby certify that I am an/the owner of property designated as Plat 33, Lot 24, as shown on the Town of South Kingstown Tax Assessor Maps.

I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by New England Properties, LLC (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this 7<sup>th</sup> day of February, 2023

BY: Sheleen M. Clarke  
Signature of Owner

STATE OF RHODE ISLAND

County of WASHINGTON County

In NORTH KINGSTOWN on the 7<sup>th</sup> day of February, before me personally appeared Sheleen Clarke (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as individual (individual, corporation, trustee, partnership, non-profit, etc.).

Maria T. Deluca-Vaccaro  
Notary Public

My Commission Expires: 3/23/26

