



Town of South Kingstown, Rhode Island

180 High Street
Wakefield, RI 02879

Tel. 401-789-9331

Fax 401-788-9792

www.southkingstownri.com

PLANNING DEPARTMENT

April 12, 2017

Green Tree Realty, LLC
50 South County Commons Way Unit E4-R
Wakefield, RI 02879

Witness: South Kingstown Town Clerk

Re: **REQUEST TO ESTABLISH VESTING OF CONCEPTUAL MASTER PLAN – The Village at South County Commons**, a phased mixed-use development within the Route 1 Special Management District seeking to submit a parcel in District 5 for Preliminary Plan review, AP 50-4, Lot 22, Suffolk Realty, LLC, owner/applicant, Green Tree Realty, LLC, applicant

To Whom It May Concern:

At the meeting of the South Kingstown Planning Board held on Tuesday, April 11, 2017 the Board voted as follows:

Motion: "The South Kingstown Planning Board hereby confirms that the Conceptual Master Plan for the Village at South County Commons remains vested as of this date, as it has been documented to the satisfaction of the Board that work has preceded on the approval stages and construction of the development since the approval was granted on August 12, 1998. The Board acknowledges that the vested rights of the Conceptual Master Plan for the Village at South County Commons allow the applicant to submit plans for development within District Five for Preliminary Plan review. Pursuant to condition number one (#1) of the Conceptual Master Plan approval, and given the lack of depiction of building, parking, and infrastructure locations on the approved Conceptual Master Plan documents, the vested rights do not constitute approval of specific buildings, including sites, sizes and scales, or of engineering or architectural details, which shall be addressed at the Preliminary Plan stage of review."

Respectfully,

Maria H. Mack, Chair
Planning Board

MHM/GAP

c: Suffolk Realty
John F. Kenyon, Esquire
Town Clerk