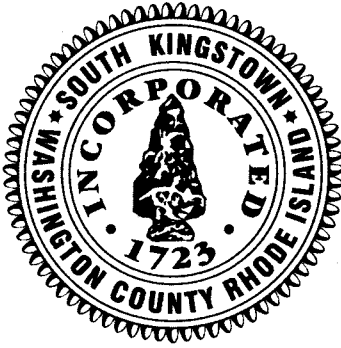




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# Town of South Kingstown, Rhode Island

**PLANNING DEPARTMENT**  
180 High Street  
Wakefield, RI 02879  
Tel (401) 789-9331 x1244  
Fax (401) 789-9792

August 29, 2019

Deborah Collins  
Bruce Dearnaley  
305 Fletcher Road  
North Kingstown, RI 02852

**RE: DEVELOPMENT PLAN REVIEW and ADVISORY TO ZONING – Deborah Collins and Bruce Dearnaley**, request to allow household occupancy by six (6) unrelated individuals in an existing six (6) bedroom home, located at 239 Old North Road, Assessor’s Plat 24-1, Lot 40, Deborah Collins and Bruce Dearnaley, owner/applicant

Dear Ms. Collins and Mr. Dearnaley,

At the meeting of the South Kingstown Planning Board held on August 27, 2019, the Board voted as follows:

**Motion #1:** “The South Kingstown Planning Board hereby grants advisory Development Plan approval to Deborah Collins and Bruce Dearnaley, to allow household occupancy by six (6) unrelated individuals within the existing single-family dwelling unit located on Assessor’s Plat 24-1, Lot 40, located at 239 Old North Road, as depicted on the plan entitled ‘Survey & Location Plan’, Prepared for: Bruce Dearnaley & Deborah Collins, Location: 239 Old North Road, A.P. 24-1, Lot 40, South Kingstown, RI, dated November 7, 2018 with revisions through June 2, 2019, prepared by E. Greenwich Surveyors, LLC, 1050 Main Street, Suite 31, East Greenwich, Rhode Island 02818. This approval is based on upon the following Findings of Fact and Conditions of Approval:

### Findings of Fact

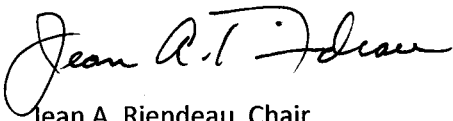
1. The granting of approval will not result in conditions inimical to the public health, safety, and welfare.
2. With the required conditions of approval, the granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district.
3. The plans for the project comply with all requirements of the zoning ordinance and the subdivision and land development regulations.
4. The plans for the project are consistent with the Comprehensive Plan.
5. Any condition or restrictions that are necessary to ensure that these findings have been met have been incorporated into this approval.

**Conditions of Approval**

1. The development shall occur in strict conformance with the plans and specifications submitted in support of the application, and with the Conditions of Approval found herein.
2. Parking areas shall be for the exclusive use of occupants and guests. No parking spaces or areas shall be rented, leased, or otherwise approval for the use of non-occupants.
3. The applicant shall install additional landscaped materials along the property frontage adjacent to the stonewall to supplement the existing vegetative buffer. Such shall be installed prior to application of a Special Use permit from the Zoning Board of Review.
4. Prior to any request for a Certificate of Occupancy of Use, a licensed Landscape Architect shall inspect the installation of all landscape materials and submit a Certification to the Administrative Officer and the Building Official stating that the installation conforms to the approved plans and the planting requirements of the Town of South Kingstown Subdivision and Land Development Regulations.
5. The applicant shall ensure that all plant materials depicted on the Landscape Plan are maintained for a period of two (2) years after planting."

**Motion #2:** "The South Kingstown Planning Board hereby provides a favorable recommendation to the Zoning Board of Review on the Special Use Permit request for AP 24-1, Lot 40, located at 239 Old North Road, to allow household occupancy by more than three (3) unrelated individuals within the existing single-family dwelling unit. The Planning Board finds that the subject dwelling units comply with the site design and exterior appearance requirements for household occupancy for more than three (3) unrelated individuals, as Specified in Section 504.14 of the Zoning Ordinance."

Respectfully,



Jean A. Riendeau, Chair  
Planning Board

CC: Vincent Indeglia, Esquire  
E. Greenwich Surveyors, LLC  
Wayne Pimental (Zoning Enforcement Officer)  
Town Clerk