



**SOUTH KINGSTOWN PLANNING DEPARTMENT  
PROJECT REVIEW MEMO**

**MTK-ESM, LLC**

**Change to a Previously Approved Plan**

November 8, 2022

|               |   |                  |           |
|---------------|---|------------------|-----------|
| Project Type: | <b>Major Land Development Project</b>                     |                  |           |
| Review Stage: | <b>Change to a Previously Approved Plan</b>               |                  |           |
| Address:      | <b>650 Succotash Road</b>                                 |                  |           |
| Plat:         | <b>87-2</b>   | Lot:             | <b>4</b>  |
| Parcel Size:  | <b>~45,000 square feet</b>                                | Zoning District: | <b>CW</b> |
| Applicant:    | MTK ESM, LLC<br>629 Succotash Road<br>Wakefield, RI 02879 | Owner:           | Same      |

**Description**

Applicant seeks to Final Plan approved in 2020 for the development of this property but only as it relates to the Hatchery building currently under construction. The change is to account for rooftop HVAC equipment which had not been called out in detail in 2020 or in the building permit plans approved in 2023. Applicant has submitted two sets of drawings to reflect a smaller footprint unit: one with a parapet wall and one without.

The exterior materials depicted on the two sets of submitted elevations and renderings are consistent with the Matunuck Oyster Bar across the street and the final plan drawings approved by the Planning Board in 2020. The materials and the configuration of the fenestration and trim/decoration are the same as represented on the drawings that were approved for the building permit this summer.

The building is clad in natural cedar – shingles on the top half and horizontal siding on the bottom. Similar to the Matunuck Oyster Bar, a painted (white) Azek trim band separates the upper and lower cladding. An Azek frieze with a cornice above, trims the top of the building. Gutters/Scuppers and downspouts will be copper. The aluminum and glass windows will be trimmed with painted Azek surrounds. Completing the composition are the cedar pergola awnings similar in scale, detail and proportion to those on the Matunuck Oyster Barperry.

**Technical Review**

At the meeting of the South Kingstown Technical Review Committee (TRC) held on October 11, 2023, the TRC reviewed the MTK ESM, LLC Change to a Previously Approved Plan (Rooftop Mechanical Equipment) application for the project located at 650 Succotash Road (AP 87-2, Lot 4) for the change install rooftop mechanical equipment previously not proposed or approved at this location. Upon review and discussion with the applicant, the TRC motioned to grant conditional approval of the application with the following conditions, provided the conditions are addressed and the application is determined complete before scheduling with the Planning Board:

1. The applicant is to explore Option 1 (larger-shorter unit)and Option 2 (smaller footprint-taller unit) further.
2. The applicant is to evaluate a parapet wall and architectural details associated with that.

Said motion was made by Mr. Gorman, duly seconded by Ms. Karp, and approved 6-0 (Aye – D. Bernier; M. Bradywood; M. Conboy; J. Gorman; L. Karp; J. Rabbit).

**Draft Motion for Consideration**

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*Motion:* “The South Kingstown Planning Board hereby approves the requested amendment of the previously approved plan to allow for the installation of the proposed rooftop HVAC system(s) as identified on the plans submitted with the application completed by Frank Karpowicz Architects, Inc.

***Conditions of Approval***

1. This approval is based on the architectural drawings that illustrate a      foot parapet on the roof of the building.
2. All prior conditions associated with previous approvals shall remain in full force and effect.