



SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
SOUTH COUNTY COMMONS DISTRICT 5 APARTMENTS
Major Multi-Household Land Development – Comprehensive Permit
Extension of Conceptual Master Plan Approval
November 25, 2025

Project Type:	Major Multi-Household Land Development		
Review Stage:	Conceptual Master Plan		
Address:	2 Fairfield Way		
Plat:	50-4	Lot:	22 & 26
Parcel Size:	11.31 Acres	Zoning District:	Rt 1 SMD
Applicant:	Suffolk Realty, LLC c/o Sean Hayden 50 South County Commons Way, Suite E4-R South Kingstown, RI 02879	Owner:	<u>Suffolk Realty, LLC (Lot 26)</u> 50 South County Commons Way, Suite E4-R South Kingstown, RI 02879 <u>Southern RI Hospitality, LLC (Lot 22)</u> 3 Fairfield Way Wakefield, RI 02879

Project Background

This project proposed the construction of a large, multi-family structure containing seventy (70) total residential rental units, including:

- Thirty-six (36) 1-bedroom units with one (1) bathroom (*9 deed-restricted affordable*); and
- Thirty-four (34) 2-bedroom units with two (2) bathrooms (*9 deed-restricted affordable*).

The Planning Board conducted a public hearing of the application over several evenings in January and May 2023. On June 16, 2023, the Planning Board voted to deny Conceptual Master Plan approval for the project.

The applicant appealed the Planning Board's denial to the State Housing Appeals Board (SHAB). On December 22, 2023, SHAB issued a decision vacating the Planning Board decision and granting Conceptual Master Plan approval to the project *subject to* the applicant revisiting questions regarding shared parking on Assessor's Plat 50-4, Lots 22, 25 and 26 at the Preliminary Plan stage of review.

The applicant seeks an extension of the Conceptual Master Plan approval granted as a result of SHAB's December 22, 2023, Decision.

Regulatory Considerations

Pursuant to RIGL § 45-23-39(c)(7), Master Plan approvals are vested as follows:

- (i) The approved master plan is vested for a period of two (2) years, with the right to extend for two (2), one-year extensions upon written request by the applicant, who must appear before the planning board for the annual review. Thereafter, vesting may be extended for a longer period, for good cause shown, if requested by the applicant, in writing, and approved by the planning board. Master plan vesting includes the zoning requirements, conceptual layout, and all

conditions shown on the approved master plan drawings and supporting materials. (*Emphasis added.*)

- (ii) The initial four-year (4) vesting for the approved master plan constitutes the vested rights for the development as required in § 45-24-44.

This request for an extension represents the first of the applicant's two, 1-year extensions allowed by right. The extension request was timely filed on November 6, 2023, well in advance of the December 23, 2025 deadline.

Draft Motion for Consideration

"Subject to the terms of the decision of the State Housing Appeals Board, dated December 23, 2023, the South Kingstown Planning Board hereby grants the applicant its initial extension of its Master Plan Approval for one (1) year, through and including December 23, 2026, as required under RIGL § 45-23-39(c)(7)(i)."