



APPLICATION FOR ZONING MAP AMENDMENT

Town of South Kingstown

APPLICANT INFORMATION

Applicant Name: MORGAN SCHOEN HOSPITALITY, INC.

Name of Primary Contact (if applicant is an organization): RYAN SCHOEN

Applicant Address: 12 GRAND STREET, STONINGTON, CT 06378

Applicant Phone: 415.717.9702 Applicant Email: ryan.r.schoen@gmail.com

Name of Person Authorized to Act as the Applicant's Representative: James Callaghan, Esq.

PROPERTY INFORMATION

Assessor's Plat and Lot: 50-4, 12 Size of Area to be Rezoned: 35.77 acres acres/sq ft

Physical Address: 4780 TOWER HILL ROAD

Current Zoning Designation: R-80 Proposed Zoning Designation: RTE 1-SMD

ITEMS TO BE SUBMITTED BY THE APPLICANT

1. Filing Fee: \$600 (make check payable to the Town of South Kingstown)
2. Two (2) copies of a narrative summary of the reason for the proposed Zoning Map amendment, including the Use Codes proposed for the property
3. Two (2) copies of a map drawn to scale showing the boundaries of the area proposed for the zone change, plus the following information relative to the area within 200 feet of the area proposed for the zone change:
 - a. Existing zoning district boundaries;
 - b. Existing street/road locations and names;
 - c. Existing property lines and Assessor's Plat and Lot information for each parcel; and
 - d. Town boundaries, where appropriate.
4. Two (2) copies of a list containing the names and addresses of all property owners located in or within 200 feet of the boundary of the area proposed for zone change

5. Two (2) copies of a survey plan, bearing the stamp of a registered professional engineer or land surveyor affirming that the boundaries of the property have been surveyed and closed, unless the property in question can be precisely identified by reference to (1) an approved plat containing a surveyor's stamp that has been recorded in the Town's land evidence records, or (2) a specific Plat and Lot designation of the Tax Assessor (see Section 1003 of the Zoning Ordinance)

COSTS TO BE BOURNE BY THE APPLICANT

1. Filing Fee of \$600
2. All costs of newspaper advertisement of the required Public Hearing. The applicant will be billed by the Town Clerk after newspaper advertisements appear. The approximate costs of advertising will be estimated by the Town Clerk if requested by the applicant.
3. Mailing Costs for mail notice of the public hearing before the Town Council, to be sent to all property owners requiring notice by Section 1002 of the Zoning Ordinance. A copy of the notice will be provided to the applicant by the Town Clerk.

CERTIFICATION

The applicant understands that the required filing fee will be deposited upon receipt in order to initiate review of the application for completeness and that deposit of the fee does not indicate that the application has been certified complete.

The applicant and/or their representative agrees to attend scheduled meetings of the Town Council, Planning Board, and any other Boards or Commissions as may be required, and provide all requested information. The applicant and/or their representative accepts the responsibility for rescheduling any meetings she/he fails to attend. Failure to obtain the necessary recommendations may result in the continuance or re-advertisement of the public hearing at the applicant's expense.

The applicant further agrees to provide all return receipts for required certified mailings to the Town Clerk prior to the public hearing as proof of notification. The applicant understands that failure to return said receipts or to notify those required by Section 1002 of the Zoning Ordinance may result in continuation of the Public Hearing or disapproval of the requested amendment by the Town Council.



Signature of Applicant

5/21/20

Date

RECORD OF SUBMISSION AND SCHEDULE OF MEETINGS

The schedule of dates and meetings outlined below shall be completed by the Director of Planning and the Town Clerk and forwarded to the applicant within 10 days of receipt of certification of a complete application.

- _____ Date "completeness" is certified – *this constitutes official receipt by the Town*
- _____ Date of first Planning Board Meeting
- _____ Date(s) of subsequent Planning Board Meeting(s) – *all listed meeting dates may not be necessary based on the complexity of the application*
- _____ Date Planning Board recommendation must be forward to the Town Council – *must be no more than 45 days from "completeness"*
- _____ Date by which Public Hearing must begin – *must be no more than 65 days of receipt of recommendation from Planning Board*

The Town shall notify the applicant as to when the application is scheduled for review by the Town Council, Planning Board, or any other Board or Commission no later than 7 days before the meeting.

FOR INTERNAL RECORD KEEPING ONLY

- _____ Date of Town Council Order of Notice
- _____ Newspaper Advertisement Dates – *3 weeks*
- _____
- _____
- _____ Date(s) of Public Hearing – *within 65 days of PB recommendation*
- _____
- _____ Date of Town Council Closure of Public Hearing
- _____ Date of Town Council decision – *must be within 45 days of closure of the Public Hearing*

Callaghan & Callaghan
Attorneys at Law
3 Brown Street
Wickford, RI 02852

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james@callaghanlawri.com

May 27, 2020

Kaela Gray
Planning Director
Town of South Kingstown
180 High Street
Wakefield, RI 02879

Amy Goins, Esq.
Assistant Town Solicitor
Town of South Kingstown
180 High Street
Wakefield, RI 02879

Re: **Zoning Map Amendment – Narrative Summary with Use Codes**
4780A Tower Hill Road
Plat 50-4; Lot 12
Route 1 Special Management District
Applicant: Ryan Schoen, Morgan + Schoen

Dear Kaela and Amy,

I hope you both are doing well and staying safe. Ryan Schoen of Morgan Schoen Hospitality (Morgan+ Schoen), has entered into a purchase and sale agreement for the property located at 4780A Tower Hill Road (Plat 50-4, Lot 12). The property is currently owned by Ocean Pastoral Center, Inc.

I. Zoning Map Amendment

Plat 50-4, Lot 12 has been dormant for years. Morgan + Schoen has created a visionary proposal for the site. The plan will retain and rejuvenate the significant historical aspects of the property while adding modern amenities. The result will be a unique resort destination including:

- 33 Contemporary Boutique Hotel Units
- Bottle Winery and Vineyard
- Restaurant with alcohol service
- Outdoor Event Lawn
- Indoor Event and Wedding Hall
- Conference and Meeting Facilities
- Spa and Fitness Center

- Twelve Extended Stay Bungalows

The site is currently zoned R-80. That zoning designation will not allow for the uses proposed by Morgan + Schoen. However, the Town of South Kingstown (Town) has already established the Route 1 Special Management District (SMD). The existing SMD sits on the western side of Route 1 directly across from 4780A Tower Hill Road.

We are proposing a zoning map amendment that would re-designate Plat 50-4, Lot 12 from R-80 to SMD. We believe that classifying Plat 50-4, Lot 12 as SMD would be consistent with the Town’s land use plan and with the goals and intent of the SMD.

Morgan + Schoen’s multifaceted proposal requires some measure of zoning flexibility. The SMD allows for that flexibility while maintaining a thorough review process. We believe that we can collaborate to create an extraordinary destination that works within the confines of the Town’s regulations and provides an exceptional guest experience. .

We are proposing the following uses on Plat 50-4, Lot 12 within the SMD:

<u>Use:</u>	<u>Use Code Number:</u>
• Hotel, over 20 Rooms:	40.1 Motel, hotel, inn or resort or bed and Breakfast with over 20 rooms, providing Lodging, generally for stays of less than 30 days. See Section 501.9.
• Extended Stay Bungalow	40.1 Motel, hotel, inn or resort of bed and Breakfast with over 20 rooms, providing Lodging, generally for stays of less than 30 days. See Section 501.9
• Restaurant with Alcohol	56.1 Restaurant with alcohol service. (Appendix A; Article 5; Section 501.9 (E)(1): Classifies a restaurant as an accessory use to a hotel.)
• Accessory Entertainment to Restaurant	56.3 Where the permitted use of a property Is a restaurant, bar or tavern (with or without,) alcohol, any musical, theatrical, dance, cabaret, or comedy act, or similar performance by one or more persons, which is provided for the pleasure of patrons. (Please see Appendix A; Article 5; Section 501.9 (E)(1))
• Bottle Winery and Vineyard:	71 Food Products Manufacturing: Including Beverage manufacturing and/or bottling; Brewery or distillery; canning or preserving fruits and vegetables...

- Indoor Event and Wedding Hall: Accessory Use to 40.1 Hotel over 20 Rooms
- Outdoor Event Lawn: Accessory Use to 40.1 Hotel over 20 Rooms
- Spa and Fitness Center: Accessory Use to 40.1 Hotel over 20 Rooms
- Conference and Meeting Facilities: Accessory Use to 40.1 Hotel over 20 Rooms

As noted previously, there is no residential component to this plan. We believe that aspect of this project will help the Town in two ways. It will add the site to the Town's property tax rolls for the first time in generations and it will create no burdens on the public school enrollment.

We acknowledge that the Town may desire certain conditions or stipulations that will ensure that the property remains transient lodging. We are willing to consider any condition that will accomplish our mutual goals.


Please contact us with any questions or concerns. We look forward to discussing this proposal with the Town. Thank you for your time and consideration.

Sincerely,

/s/ James M. Callaghan

James M. Callaghan



 Existing Zoning & Abutters
 Scale: 1" : 500'

PROPERTY OWNERS WITHING 200' OF SUBJECT PARCEL

MAP	BLOCK	LOCATION	OWNER NAME	OWNER ADDRESS
50-2	1	4568 TOWER HILL ROAD	TOWER HILL GROUP LP	1825 MIDDLE RD, E GREENWICH, RI 02818
50-4	19	4640 TOWER HILL ROAD	ROMAN CATHOLIC BISHOP OF PROVIDENCE	1 CATHEDRAL SQUARE, PROVIDENCE, RI 02903
50-3	1	TOWER HILL ROAD	UNITED STATES OF AMERICA	300 WESTGATE CTR DR, HADLEY, MA 01035-3589
50-4	11	4800 TOWER HILL ROAD	STATE OF RI & PROV PLANTATIONS	251 STATE OFFICE BUILDING, PROVIDENCE, RI 02903



APPLICATION FOR ZONING ORDINANCE TEXT AMENDMENT

Town of South Kingstown

APPLICANT INFORMATION

Applicant Name: MORGAN SCHEN HOSPITALITY, INC.
Name of Primary Contact (if applicant is an organization): RYAN SCHEN
Applicant Address: 12 GRAND STREET, STONINGTON, CT 06378
Applicant Phone: 415.717.9702 Applicant Email: ryan.r.schen@gmail.com
Name of Person Authorized to Act as the Applicant's Representative: JAMES CALLAGHAN, ESQ.

ITEMS TO BE SUBMITTED BY THE APPLICANT

1. Filing Fee: \$600 (make check payable to the Town of South Kingstown)
2. Two (2) copies of a narrative summary of the intent of the proposed Zoning Ordinance text amendment
3. Two (2) copies of a draft of proposed Zoning Ordinance text amendment

COSTS TO BE BOURNE BY THE APPLICANT

1. Filing Fee of \$600
2. Cost of Newspaper Advertisement for Required Public Hearing. The applicant will be billed by the Town Clerk after newspaper advertisements appear. The approximate costs of advertising will be estimated by the Town Clerk if requested by the applicant.

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Signature of Applicant

5/21/20
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JAMES M. CALLAGHAN

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May 22, 2020

Kaela Gray
Planning Director
Town of South Kingstown
180 High Street
Wakefield, RI 02879

Amy Goins, Esq.
Assistant Town Solicitor
Town of South Kingstown
180 High Street
Wakefield, RI 02879

Re: **Narrative Summary of Intent of Proposed Zoning Ordinance Text Amendment**
4780A Tower Hill Road
Plat 50-4; Lot 12
Route 1 Special Management District
Applicant: Ryan Schoen, Morgan + Schoen

Dear Kaela and Amy,

I hope you are both doing well and staying safe. As you know, this firm represents Ryan Schoen of Morgan Schoen Hospitality (“Morgan + Schoen” and/or “Applicant”). Ryan has proposed an adaptive reuse of the property located at 4780A Tower Hill Road. To achieve the adaptive reuse we are seeking a Zoning Ordinance Text Amendment and a Zoning Map Amendment. Please accept this letter as our Narrative Summary of Intent of Proposed Zoning Ordinance Text Amendment. We believe the proposed changes will be mutually beneficial to both the Town and the Applicant.

Morgan + Schoen has entered into a purchase and sale agreement with the owners of the property, Legion of Christ (RI), Inc. The terms of the purchase and sale allow Morgan + Schoen to seek the required zoning amendments, permits, and approvals.

I. Proposal

The proposal would revive a long dormant property. Morgan + Schoen plans to retain and rejuvenate the significant historical aspects of building and site. The proposal includes:

- 33 Contemporary Boutique Hotel Units
- Bottle Winery and Vineyard
- Restaurant with alcohol service
- Outdoor Event Lawn
- Indoor Event and Wedding Hall

- Conference and Meeting Facilities
- Spa and Fitness Center
- Twelve Extended Stay Bungalows

The site is currently zoned R-80. We are seeking an amendment of the site’s land use designation from R-80 to the Route 1 Special Management District (“SMD”). The existing SMD sits directly across Route 1 from 4780A Tower Hill Road. Due to the proximity to the existing SMD we believe that a zoning amendment from R-80 to SMD is compatible with the Town’s land use map.

We also believe the proposal fits well within the purpose and intent of the SMD. The SMD was created to:

[P]rovide an area for economic development in the community according to prescribed review and approval procedures, and according to the design standards particular to the district. The District is intended to provide for a diversity of compatible land uses and development densities, which may include a mixture of residential, office, retail, light industrial, recreational, open space and miscellaneous uses. (South Kingstown Zoning Ordinance, Appendix A, Article 6, Section 605.2)

Morgan + Schoen envisions the site as a destination resort and winery. The vast majority of the existing structures will be reused. The twelve extended stay bungalows will provide a link to South County’s historical summer cottages. Additionally, this project does not include any residential aspect. The proposal will have no impact on public school enrollments. And, this proposal will add this property to the tax rolls for the first time in generations.

The proposal also includes repurposing and rehabilitation of as much of the current infrastructure and site as possible. Morgan + Schoen plans to preserve the historic architecture and modernize building systems to increase efficiently and reduce waste. The preliminary plans also include potential restoration of the original landscape architecture design by Beatrix Farrand currently archived at the University of California – Berkeley.

Additionally, while the multifaceted Morgan + Schoen proposal is unique to South County (and the region) we believe that it fits within the purpose and goals of the SMD. The SMD provides a measured combination of flexibility and review procedures that will ensure benefits for the Town and the project.

We hope this proposal will be a welcome addition to the community and an economic generator for years to come. The proposed Zoning Ordinance Text Amendment and Zoning Map Amendment will provide the tools necessary to achieve our goals for the property.

The Morgan + Schoen Adaptive Reuse Proposal is attached as Exhibit #1.

II. Proposed Text Amendment – Intent

Our review of the South Kingstown Zoning Ordinances (Ordinances) has identified a number of sections which we believe can be amended for the benefit of both the Town and the Applicant.

Appendix A. Zoning Ordinance; Article 1. – Establishment of Districts and Official Zoning Map

Section 102. Overlay and special management districts.

E. Route 1 Special Management District. This area is designated for new or expanded light industrial, commercial or mixed-use zoning to include lands on the west **and east** side of Route 1 as described in the Comprehensive Community Plan. The area **must may** be serviced by public water and sewer service.

Intent: We are seeking to designate 4780A Tower Hill Road (Plat 50-4; Lot 12) as part of the Route 1 Special Management District. The property is on the eastern side of Route 1.

Also, the site is currently serviced by a large scale Onsite Wastewater Treatment System (OWTS) that was designed by Scott Moorehead, of SFM Engineering Associates. The OWTS was installed in 2004 and has had very limited use. We would like to keep the OWTS in operation during its service life. We would like to discuss the options for future sewer service in conjunction with this requested amendment. We may be able to accomplish our goals without a text amendment but we need to conduct a more in depth analysis of that possibility in consultation with Town staff.

Appendix A – Zoning Ordinance; Article 6. – Overlay Zones, Special Zones, and Special Management Districts:

Sec. 605. – Route 1 Special Management District

Sec. 605.3. Applicability. Provisions of this section shall apply only to property located in the zoning district entitled Route 1 Special Management District, or SMD, as shown on the Official Zoning Map.

Intent: We do not believe that this Section 605.3 needs to be amended. However, we included this section by reference as the Official Zoning Map will require amendment.

Sec. 605.5 Permitted Uses. All uses listed in Section 301, Schedule of Use Regulations Table, except those uses specifically prohibited in subsection 605.6, below are permitted in the Route 1 Special Management District, provided however that a special use permit shall **not** be required for a restaurant serving alcohol (Use Code 56.1) and/or accessory entertainment to restaurant or bar (Use Code 56.3). **A special use permit shall be required for** liquor stores (55.3)...

*Intent: We are proposing that a special use permit **not** be required for both a restaurant serving alcohol and for accessory entertainment to restaurant or bar within the Route 1 Special Management District.*

Due to the unique nature of this proposal and the multi-step process to achieve approvals, we are asking that the special use requirement for a restaurant serving alcohol and accessory entertainment to restaurant or bar be removed. We would suggest a possible addition to the amendment that includes reference to a restaurant as part of a hotel within the Route 1 Special Management District would not require a special use permit to differentiate it from a blanket removal of the special use requirement in stand-alone restaurants. This overall proposal requires multiple steps

of review via the Planning Board and Town Council. We hope that a removal of the special use permit requirement restricted to this type of proposal will provide a more streamlined review process.

605.15. Open Space.

Open space within the District may include the following:

Uses permitted in Open Space in a Residential Cluster Development in Section 304.A.4 of the Zoning Ordinance.

Highway buffer areas

Pedestrian parks, plazas, Town green, village commons, etc.

Water features (fountains, pools, etc.)

Bicycle or foot paths, but excluding sidewalks.

Lawns, landscaped or wooded areas larger than 5,000 square ft.

Farm lands, gardens, and vineyards.

Intent: The proposal includes four separate vineyards (or grape blocks) for the purpose of bottling wine on site. Based on the proposal we would like to include these areas as open space to ensure that all open space requirements are met. Additionally, all grounds on site will be visually pleasing and environmentally friendly. We may not need the vineyard blocks as open space due to an abundance of open land, but we are including this proposed amendment in case there are any open space limitations.

Sec. 605.18 Utilities. All proposed new uses in the District shall be serviced with public sewer and water service unless it is not available to the site at the time of the proposed improvements. Electric and communication lines shall be placed underground. Installation schedules for public utilities shall be controlled by the Planning Board. Individual lots within the Special Management District may be developed prior to the availability of public water and **sewer**, provided however, connection to the utility once available may be required by the Planning Board.

Intent: We are preliminarily proposing to eliminate the requirement that the lot and its buildings be connected to sewer – at least during the life of the current OWTS system. We believe this request may be appropriate in consideration of Section 605.24 Timing of Development. Also, we would like to discuss this provision of the SMD in relation to South Kingstown Code of Ordinances; Chapter 19 Utilities - Article II. Wastewater Management ; Division 6 – Installation . Section 19-115. – Connection Policy. In light of the various references to sewer connections in the SMD and in the Ordinance we believe that this matter needs to be discussed in more detail with Town staff in advance of this request.

Sec. 605.23 Performance Standards.

Excessive noise. No outside speaker or public address system shall be permitted without the express written consent of the Planning Board. At no point outside any lot line shall the sound

pressure level of any machine, device, or combination of same, from any individual plant or operation, exceed the decibel levels set forth in Article 5, Section 507.13.

Intent: We would like to ensure that this provision does not limit the ability of the applicant and any future guest of the proposed to host special events that may utilize amplified music at such a function. This matter will need to be discussed in more detail with Town staff prior to submission to the Planning Board as part of the text amendment request.

III. Conclusion

We believe that this is an extraordinary site with vastly untapped potential. The Morgan + Schoen proposal will reinvigorate a historical location and provide the Town with economic benefits. We hope to work collaboratively with the Town create a distinctive destination for visitors from the state, region, and beyond.

We would like to move forward with this proposal as quickly as possible. We very much look forward to the opportunity to discuss the proposed text amendments at your earliest convenience. We also welcome any suggestions or additions. Thank you for your time and consideration.

Sincerely,

/s/ James M. Callaghan

James Callaghan

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

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May 22, 2020

Kaela Gray
Planning Director
Town of South Kingstown
180 High Street
Wakefield, RI 02879

Amy Goins, Esq.
Assistant Town Solicitor
Town of South Kingstown
180 High Street
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Re: **Proposed Zoning Ordinance Text Amendment**
4780A Tower Hill Road
Plat 50-4; Lot 12
Route 1 Special Management District
Applicant: Ryan Schoen, Morgan + Schoen

Dear Kaela and Amy,

I hope this letter finds you both well and safe. Attached below is the draft of the Proposed Zoning Ordinance Text Amendment related to our client Morgan + Schoen Hospitality and the property located at 4780A Tower Hill Road.

I. Introduction

As you are aware, Morgan + Schoen are seeking an adaptive reuse of the buildings and site. The proposal includes the following:

- 33 Contemporary Boutique Hotel Units
- Bottle Winery and Vineyard
- Restaurant with alcohol service
- Outdoor Event Lawn
- Indoor Event and Wedding Hall
- Conference and Meeting Facilities
- Spa and Fitness Center
- Twelve Extended Stay Bungalows

The proposal is unique to both Rhode Island and the region. To achieve their goals for the property, we believe the site would be best served by inclusion in the Route 1 Special Management District (SMD).

The following details the proposed Zoning Ordinance Text Amendments that we are asking both the Planning Board and Town Council to consider. We also welcome any additional suggestions for amendments from the Staff and Boards that may fit the proposal and the SMD.

II. Proposed Zoning Ordinance Text Amendment Draft

We have also included the “intent” of the amendments in *italics* for reference purposes. And the proposed text amendments are in **red**

Appendix A. Zoning Ordinance; Article 1. – Establishment of Districts and Official Zoning Map

Section 102. Overlay and special management districts.

E. Route 1 Special Management District. This area is designated for new or expanded light industrial, commercial or mixed-use zoning to include lands on the west **and east** side of Route 1 as described in the Comprehensive Community Plan. The area **must may** be serviced by public water and sewer service.

Intent: We are seeking to designate 4780A Tower Hill Road (Plat 50-4; Lot 12) as part of the Route 1 Special Management District. The property is on the eastern side of Route 1.

Also, the site is currently serviced by a large scale Onsite Wastewater Treatment System (OWTS) that was designed by Scott Moorehead, of SFM Engineering Associates. The OWTS was installed in 2004 and has had very limited use. We would like to keep the OWTS in operation during its service life. We would like to discuss the options for future sewer service in conjunction with this requested amendment. We may be able to accomplish our goals without a text amendment but we need to conduct a more in depth analysis of that possibility in consultation with Town staff.

Appendix A – Zoning Ordinance; Article 6. – Overlay Zones, Special Zones, and Special Management Districts:

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Intent: We do not believe that this Section 605.3 needs to be amended. However, we included this section by reference as the Official Zoning Map will require amendment.

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*Intent: We are proposing that a special use permit **not** be required for both a restaurant serving alcohol and for accessory entertainment to restaurant or bar within the Route 1 Special Management District.*

Due to the unique nature of this proposal and the multi-step process to achieve approvals, we are asking that the special use requirement for a restaurant serving alcohol and accessory entertainment to restaurant or bar be removed. We would suggest a possible addition to the amendment that includes reference to a restaurant as part of a hotel within the Route 1 Special Management District would not require a special use permit to differentiate it from a blanket removal of the special use requirement in stand-alone restaurants. This overall proposal requires multiple steps of review via the Planning Board and Town Council. We hope that a removal of the special use permit requirement restricted to this type of proposal will provide a more streamlined review process.

605.15. Open Space.

Open space within the District may include the following:

Uses permitted in Open Space in a Residential Cluster Development in Section 304.A.4 of the Zoning Ordinance.

Highway buffer areas

Pedestrian parks, plazas, Town green, village commons, etc.

Water features (fountains, pools, etc.)

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Lawns, landscaped or wooded areas larger than 5,000 square ft.

Farm lands, gardens, and vineyards.

Intent: The proposal includes four separate vineyards (or grape blocks) for the purpose of bottling wine on site. Based on the proposal we would like to include these areas as open space to ensure that all open space requirements are met. Additionally, all grounds on site will be visually pleasing and environmentally friendly. We may not need the vineyard blocks as open space due to an abundance of open land, but we are including this proposed amendment in case there are any open space limitations.

Sec. 605.18 Utilities. All proposed new uses in the District shall be serviced with public sewer and water service unless it is not available to the site at the time of the proposed improvements. Electric and communication lines shall be placed underground. Installation

schedules for public utilities shall be controlled by the Planning Board. Individual lots within the Special Management District may be developed prior to the availability of public water and **sewer**, provided however, connection to the utility once available may be required by the Planning Board.

Intent: We are preliminarily proposing to eliminate the requirement that the lot and its buildings be connected to sewer – at least during the life of the current OWTS system. We believe this request may be appropriate in consideration of Section 605.24 Timing of Development. Also, we would like to discuss this provision of the SMD in relation to South Kingstown Code of Ordinances; Chapter 19 Utilities - Article II. Wastewater Management ; Division 6 – Installation . Section 19-115. – Connection Policy. In light of the various references to sewer connections in the SMD and in the Ordinance we believe that this matter needs to be discussed in more detail with Town staff in advance of this request.

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Intent: We would like to ensure that this provision does not limit the ability of the applicant and any future guest of the proposed to host special events that may utilize amplified music at such a function. This matter will need to be discussed in more detail with Town staff prior to submission to the Planning Board as part of the text amendment request.

III. Conclusion

The Morgan + Schoen proposal includes a number of exciting facets. We believe all aspects of the project will fit together to create an extraordinary site that will be a benefit to the Town and community for decades. The proposed Zoning Ordinance Text Amendments will help move the project toward those goals.

We look forward to discussing this project in more as soon as possible. Please contact me at your earliest convenience to further discuss this proposal. Thank you for your time and consideration and please stay safe.

Sincerely,

/s/ James M. Callaghan

James M. Callaghan