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INST# 7848
TOWN OF SOUTH KINGSTOWN, RI



Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT

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Wakefield, RI 02879
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July 31, 2020

Chatham Properties, LLC
c/o John Haddad
4847 Tower Hill Road
Wakefield, RI 02879

RE: **REQUEST FOR EXTENSION OF COMBINED MASTER/PRELIMINARY PLAN APPROVAL, MAJOR LAND DEVELOPMENT PROJECT – Hampton Place Full Build-Out**, request to extend Combined Master/Preliminary Plan Approval for previously approved 4-building (one existing) development totaling 40,000 square feet (full build-out), AP 50-4, Lot 24, located at 4847 Tower Hill Road

Dear Mr. Haddad,

At the meeting of the South Kingstown Planning Board held on **July 28, 2020** the Board voted as follows:

“The South Kingstown Planning Board hereby extends the Combined Conceptual Master and Preliminary Plan approval for the Hampton Place – Full Build-Out Major Land Development Project, a proposed four (4) building (one existing) full build-out development plan with three (3) new buildings totaling 40,000 square feet in floor area, AP 50-4, Lot 24, located at 4847 Tower Hill Road, previously approved on May 13, 2015 and later reinstated on August 27, 2019 for a period of one (1) year, or until August 1, 2021. This extension is based on the following Findings of Fact and Conditions of Approval:

Findings of Fact

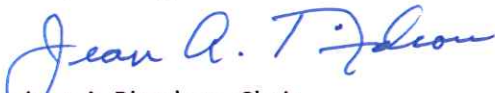
- A. The development remains consistent with the Comprehensive Community Plan;
- B. The Regulations are substantially the same as they were at the time of original approval;
- C. The zoning of the development parcels is substantially the same as it was at the time of original approval;
- D. Physical conditions on the development parcels are substantially the same as they were at the time of original approval;
- E. Any applicable State or federal regulations are substantially the same as they were at the time of original approval; and
- F. The required application fee is the same as it was at the time of original approval, and the required Fair Share Development Fees are less than were required at the time of the original approval.

Conditions of Approval

- 1. All trees planted as part of the approved plan shall adhere to the tree planting specifications as contained in Article XII of the Subdivision and Land Development Regulations as depicted in Figure 11 “Tree Planting Detail – Typical”.

2. All other Conditions of Approval as contained in the May 13, 2015 Combined Conceptual Master Plan and Preliminary Plan approval shall remain in full force and effect."

Respectfully,



Jean A. Riendeau, Chair
Planning Board