



**SOUTH KINGSTOWN PLANNING DEPARTMENT  
PROJECT REVIEW MEMO**

**South County Post & Beam**

**Major Land Development – Pre-Application Concept Review**

February 23, 2021

|               |  |                  |              |
|---------------|--|------------------|--------------|
| Project Type: | <b>Major Land Development</b>  |                  |              |
| Review Stage: | <b>Pre-Application Concept Plan</b>  |                  |              |
| Address:      | <b>551 Liberty Lane</b>  |                  |              |
| Plat:         | <b>21-3</b>  | Lot:             | <b>21</b>    |
| Parcel Size:  | <b>~6.31 acres</b>   | Zoning District: | <b>IND-1</b> |
| Applicant:    | South County Post & Beam<br>c/o Ken Bouvier<br>521 Liberty Lane<br>West Kingston, RI 02892 | Owner:           | Same         |

**Property Characteristics**

The subject property is approximately 6.31 acres in size and is zoned IND-1 (Industrial-1) located on the north side of Liberty Lane, south of Kingstown Road (Route 138), and west of Fairgrounds Road. The parcel has 150' of frontage on Liberty Lane and 40' along Fairgrounds Road. The site is currently developed with a 3,800 square foot commercial workshop with garages and an attached ~400 office. The property contains a wetland areas in the northwestern portion of the Site.

**Project Description**

The project includes razing the existing building and constructing three (3) new buildings as follows:

|            | <b>Proposed Use</b>   | <b>Building Size</b> | <b>Anticipated Employees</b> | <b>Parking</b> |
|------------|---|----------------------|------------------------------|----------------|
| Building 1 | Unspecified industrial use.   | 32,400 square feet   | 30                           | 15 spaces      |
| Building 2 | Expanded assembly and storage operations of South County Post & Beam. | 22,500 square feet   | 10                           | 5 spaces       |
| Building 3 | Unspecified industrial use.   | 18,000 square feet   | 10                           | 5 spaces       |

\*Zoning Ordinance: 1 space required per employee

The Site is proposed to have two (2) points of access off Liberty Lane and to be serviced by public water and public sewer. An optional area has been delineated on the Site for potential overflow parking if needed. The project will be designed with a stormwater management system to meet the Town of South Kingstown and RIDEM best management practices and will be required to receive an RIDEM Preliminary Determination for the project.

**Regulatory Considerations**

***Purpose of the Pre-Application Review***

Per the Regulations, Pre-Application meetings shall:

- Aim to encourage information sharing and discussion of project concepts among the participants;
- Include a review of the physical character of the land, any environmental or physical constraints to development; and
- Include a discussion initiated by the Planning Board regarding what form of land development may be appropriate to meet the goals and policies of the Comprehensive Plan with regard to preserving the character of the land, the natural environment and the ability of the Town to provide essential services.

Pre-application discussions are intended for the guidance of the applicant and shall not be considered approval of a project or of any of its elements. No formal action need be taken by the Planning Board at the pre-application meeting.

### **Waivers Requested**

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The applicant has not indicated that any waivers are being requested at this time, however the applicant is requesting that the future Conceptual Master and Preliminary Plan for this project be combined.

### **Required Findings**

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In approving this land development request, the Board must make positive findings on the following standard provisions:

- (1) The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- (2) The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance;
- (3) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- (4) The development, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
- (5) All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.

The approving authority must also address each of the following general purposes of zoning:

- (1) Providing for the orderly, thorough and expeditious review and approval of land developments and subdivisions;
- (2) Promoting high quality and appropriate design and construction of land developments and subdivisions;
- (3) Promoting the protection of the existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment;
- (4) Promoting design of land developments and subdivisions which are well-integrated with the surrounding neighborhoods with regard to natural and built features, and which

concentrate development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure;

- (5) Encouraging local design and improvement standards to reflect the intent of the community comprehensive plans with regard to the physical character of the various neighborhoods and districts of the municipality;
- (6) Promoting thorough technical review of all proposed land developments and subdivisions by appropriate local officials;
- (7) Encouraging local requirements for dedications of public land, impact mitigation, and payment-in-lieu thereof, to be based on clear documentation of needs and to be fairly applied and administered; and
- (8) Encouraging the establishment and consistent application of procedures for local record-keeping on all matters of land development and subdivision review, approval and construction.

### **Request to Combine Conceptual Master Plan & Preliminary Plan Review**

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In conjunction with this Pre-Application Concept application, the applicant has requested to combine the later Conceptual Master Plan & Preliminary Plan Review stages of review. If deemed appropriate, the following motion could be used in support of said request:

**Motion:** “The South Kingstown Planning Board hereby grants the request of the applicant, South County Post & Beam, to combine the Conceptual Master Plan and Preliminary Plan stages of review for the proposed major land development project located at 551 Liberty Lane, Assessor’s Plat 21-3, Lot 21. The applicant shall be required to meet the application requirements for both the Conceptual Master Plan and Preliminary Plan stages of review prior to scheduling the required public hearing.