

RECORDED 08/30/2019 01:54:37 PM  
B/P:1716/Pas 372 - 3731 (2 pas)



# Town of South Kingstown, Rhode Island, RI

**PLANNING DEPARTMENT**  
180 High Street  
Wakefield, RI 02879  
Tel (401) 789-9331 x1244  
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August 29, 2019

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

**RE: REQUEST FOR REINSTATEMENT OF COMBINED MASTER PLAN-PRELIMINARY PLAN APPROVAL, MAJOR LAND DEVELOPMENT PROJECT – Hampton Place Full Build-Out, a previously approved four-building (one existing) full build-out development plan totaling 40,000 square feet, AP 50-4, Lot 24, located at 4847 Tower Hill Road, Chatham Properties LLC, owner/applicant**

Dear Mr. Haddad,

At the meeting of the South Kingstown Planning Board held on August 27, 2019, the Board voted as follows:

**Motion:** “The South Kingstown Planning Board hereby reinstates and extends the Combined Master Plan & Preliminary Plan approval for the Hampton Place Full Build-Out, a proposed four-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 for one (1) year, or until July 1, 2020. This reinstatement and extension is based on the following Findings of Fact and Conditions of Approval:

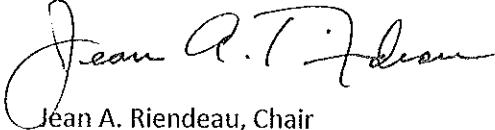
### Findings of Fact

1. The development remains consistent with the Comprehensive Community Plan;
2. The Regulations are substantially the same as they were at the time of original approval;
3. The zoning of the development parcels is substantially the same as it was at the time of original approval;
4. Physical conditions on the development parcels are substantially the same as they were at the time of original approval;
5. Any applicable State or federal regulations are substantially the same as they were at the time of original approval; and
6. 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,

A handwritten signature in cursive script that reads "Jean A. Riendeau".

Jean A. Riendeau, Chair  
Planning Board

CC: Brian King, PE (Crossman Engineering)  
Town Clerk