



Town of North Kingstown, Rhode Island

TOWN CLERK
100 Fairway Drive
North Kingstown, RI 02852
Phone: (401) 268-1552
www.northkingstownri.gov

February 27, 2025

Mr. Jeffrey M. Willis
Executive Director
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road
Wakefield, RI 02879

RE: Coastal Resources Management Council Application Numbers 2024-05-085 and 2024-10-023

Dear Mr. Willis:

Please find enclosed North Kingstown Town Council votes regarding Coastal Resources Management Council Application Numbers:

- 2024-05-085 to allow the Town of North Kingstown to construct and maintain the conversion of the Wickford Schoolhouse building to 39 condominium units and associated parking, 99 Phillips Street, Plat 116, Lot 109.
- 2024-10-023 to allow Wickford Old Theatre, LLC to convert the existing theater, garage and duplex to 18 condominium units, 84 and 90 Phillips Street, Plat 92, Lots 40 and 41.

I am also enclosing the North Kingstown Conservation Commission's recommendations and a letter from Nicole LaFontaine, Director of Planning and Development.

If you have any questions, you may contact me at 294-3331, extension 122.

Sincerely,

Jeannette Alyward
Town Clerk

Enclosure (5)

cc Lisa Turner, Office Manager
Peter O'Rourke, Environmental Scientist
Nicole LaFontaine, Director of Planning and Development



*North Kingstown is honored to be **Rhode Island's only and official American World War II Heritage City**, a designation bestowed by the U.S. National Park Service in 2024, recognizing the significant transformation within our community in support our country's historic role in World War II and our ongoing commitment to preserve that history.*





Town of North Kingstown
Rhode Island
No. 18

TOWN COUNCIL

Gregory A. Mancini
Council President

Linnea Drew
Council Member

Elizabeth Hill Ross
Council Member

Matthew B. McCoy
Council Member

Dr. Kimberly Ann Page
Council Member

February 24, 2025

At the Regular Meeting of the Town Council of the Town of North Kingstown held on February 24, 2025, it was

VOTED: That no substantive objection be filed to Coastal Resources Management Council Application Number 2024-10-023 to allow Wickford Olde Theatre LLC to convert an existing theater, garage, and duplex to 18 condominium units, 84 and 90 Phillips Street, Plat 92, Lots 40 and 41, and request that the following recommendations of the North Kingstown Conservation Commission be given consideration:

1. Minimize lighting and the affects it has on Academy Cove (Type 1 waters) and the surrounding neighborhood.
2. Minimize the impacts to birds and bird collisions through the use of bird safe or bird friendly glass. Large glass windows are proposed in the design and extensive bird habitat is present in the area. Glass is invisible to birds and a film or pattern on the windows alerts them of the barrier.
3. Minimize the removal of trees. Where tree removal cannot be avoided, equivalent trees shall be planted to replace those removed.
4. Incorporate additional landscape buffering along the coastal feature as allowed by the CRMC regulations.
5. Minimize disturbance of the buffer zone area.

Jeannette Alyward
Town Clerk



TOWN OF NORTH KINGSTOWN

PLANNING DEPARTMENT

100 Fairway Drive
North Kingstown, RI 02852
401-294-3331
www.northkingstown.org



To: Town Council

From: Conservation Commission

Date: February 14, 2025

Re: Discussion and Recommendation: CRMC File# 2024-10-023 – Assent application of Wickford Olde Theatre, LLC to convert an existing theater, garage and duplex to 18 condominium units. The garage currently shall be placed into a new location 34.3' from the coastal feature which is within the required 50-foot setback (Ref RICRMP 1.1.9). In total, the applicant is seeking a 15.7% reduction in the setback standard.

The Conservation Commission reviewed and discussed the above-referenced CRMC assent application plans with the applicant's engineer and attorney at their last meeting held on February 13, 2025. The commission voted unanimously (5-0) to send **no substantive objection** to the town council with the following recommendations:

1. Minimize lighting and the affects it has on Wickford Cove (Type 1 waters) and the surrounding neighborhood.
2. Minimize the impacts to birds and bird collisions through the use of bird safe or bird friendly glass. Large glass windows are proposed in the design and extensive bird habitat is present in the area. Glass is invisible to birds and a film or pattern on the windows alerts them of the barrier.
3. Minimize the removal of trees. Where tree removal cannot be avoided, equivalent trees shall be planted to replace those removed.
4. Incorporate additional landscape buffering along the coastal feature as allowed by the CRMC regulations.
5. Minimize disturbance of the buffer zone area.

Voting in the affirmative:

Ahren Cohen, Janice McAleer, Kathleen Guarino, Joseph Fontaine and Patricial Siegmund

Recusing:

Amy Sonder

The commission thanks you for considering their concerns. If you should have any questions or need additional information, please feel free to contact Rebecca Lamond at blamond@northkingstownri.gov or 268-1572.

