



Town of South Kingstown

Technical Review Committee (TRC)

Meeting Minutes

Wednesday, September 10, 2025 at 9:00 AM
South Kingstown Town Hall, Town Council Chambers
180 High Street, Wakefield, RI 02879
www.southkingstownri.gov

A. Call to Order:

Mr. Rabbitt called the meeting to order at 9:06 a.m.

In attendance: James Rabbitt, Planning Director; Jay Parker, Deputy Planning Director; Brian Wagner, Principal Planner; Jamie Gorman, Building Official; Rich Bourbonnais, Director of Public Services; Mark Conboy, Town Engineer; Dennis Bernier, Fire Marshall/UFD; Susan Axelrod, Planning Board; and Mary Talbot-Rabuano, Conservation Commission.

B. Approval of Minutes:

No minutes for action.

C. TRC Review:

1. **91 Green Hill Beach Road - [Minor Subdivision, Preliminary Plan](#)**

Proposed two (2) lot subdivision for residential development and associated site improvements. Located at 91 Green Hill Beach Road on Assessor's Plat 78-4, Lot 25. Ashworth Investments, LLC, *applicant*; Reilly Miller, *owner*.

Bradley Bzdyra, land surveyor with Ocean State Planners, Inc., appeared to present the project. Discussion ensued regarding a moratorium on road openings on Green Hill Beach Road for another four years; individual water service for each proposed lot; water gate needs to be on existing conditions plan; soil erosion control for each lot; existing dwelling septic and leach field removed; align proposed driveways; and sight lines.

1. Show water connections, existing and proposed.
2. Solidifying and demonstrating soil and erosion control.
3. Modifying driveway or proposed curb cuts to comply with Town regulations.
4. Providing sightline profiles, meeting aashto standards for the two proposed new curb cuts.
5. Currently single family dwellings allowed, no duplexes.

Mr. Parker confirmed that no waivers are required, and no appearance before the Planning Board was required.

A motion was made by Ms. Axelrod, contingent upon the above five (5) items being addressed, to make a favorable motion to the Administrative Officer for approval; duly seconded by Mr. Gorman, the motion was unanimously approved.

D. TRC Advisory Review:

1. **Saugatucket Acres - [Major Subdivision, Preliminary Plan with Unified Development Review \(UDR\)](#)**

Proposed five (5) lot subdivision utilizing flexible frontage and associated site improvements, located at 176 Saugatucket Road, Assessor's Plat 42, Lot 9. Anna Szeto, *applicant*; Joe Charpentier, *owner*.

Michael Monti, of Sayer Regan & Thayer, attorney for the applicant, appeared to present the application. Chris Duhamel, of DiPrete Engineering, appeared to present the engineering portion of the project.

Discussion ensued regarding the Fire Marshall's concerns, which have been addressed; water and sewer services

showing easements which are not allowed and possible options to address this issue; soil erosion controls, construct drainage basin first, DEM permit; "overall" soil erosion permit for the entire site to be obtained first; construction sequence plan; PAP; shared driveway, landscaping plan and the stonewall.

Mr. Rabbitt listed items to be addressed:

1. Resolution of water and sewer service as it relates to regulatory requirements associated with DPS permitting.
2. Solidifying soil erosion control for the development both on the individual lots and the shared components of the site; construction sequences and long-term maintenance of that infrastructure.
3. Not losing sight of future access to the development — this is being proposed as a single access point and adding driveways in the future would not be allowed or permitted.
4. Solidifying the landscape plan on what is being preserved and what is being added and/or replaced.

Mr. Bourbonnais added that he agrees with individual services for the 5 separate lots for water, with 5 utility connections; he suggested the applicant speak to Veolia to confirm.

A motion was made by Mr. Gorman to move the application forward to the Planning Board with the above 4 items to be addressed by the applicant; duly seconded by Ms. Axelrod, the motion was unanimously approved.

2. **Lofts on Fairgrounds - [Major Land Development, Conceptual Master Plan \(Comprehensive Permit\)](#)**

Proposed six (6) building multi-family development with a retail/amenity building at the entrance. each building provides a mixture of studio, one-bedroom, and two-bedroom units for a total of 311 residential units and associated site improvements. Located at 132 Fairgrounds Road on Assessor's Plat 21-3, Lot 9. 132 Fairgrounds, LLC, *applicant/owner*.

Kelly Morris Salvatore, of Darrow Everett, LLP, attorney for the applicant, appeared to present the application. Eric Prive, of DiPrete Engineering, appeared to give an overview of the project and answer questions. Mr. Prive also informed the TRC of a Public Meeting scheduled for tonight by the applicant with the neighbors. Paul Bannon, Crossman Engineering, the Traffic Engineer for the project, appeared to present his report. Diane Soule, Landscape Architect, appeared to answer questions.

Diane Soule, Diane C. Soule & Associates, Landscape Architect,
David Berryman, Newbury Design Associates, architect
Paul Bannon, Crossman Engineering, Traffic Engineer
Doug McLean, Land Use Consultant

Discussion ensued regarding Norpak's noise or emissions; traffic numbers; the Fire Marshall requested water calculations; hydrant locations; turning radius for the ladder truck; emergency gate; detention basins-runoff design; conceptual design for stormwater structures; DOT upgrades; Fairgrounds Road parking; levels of traffic services; 100 year storm; existing/proposed impervious surface; groundwater protection overlay district; request for waivers-what kind of retail proposed; buffers between proposed buildings and existing industrial uses; land use narrative; volume of sewer use; parking spaces; future uses allowed at Norpak site; adaptive re-use; sidewalk materials; dumpster location; underground utilities; loading dock; DOT proposed improvements; berm on Fairgrounds; diverse, native plantings; and pedestrian travel to the train station.

5 Items to be addressed:

1. Solidifying fire access and suppression on both the residential and commercial side.
2. 100 year stormwater design - separate clean water/less than clean water (field/roof/parking).
3. Sewer flow impact analysis.
4. Address the retail aspect.
5. Solidifying parking space analysis and circulation patterns, both vehicular and pedestrian, within the site and along Fairgrounds Road.

A motion was made by Ms. Axelrod to move the application forward to the Planning Board with the above 5 items to be addressed by the applicant; duly seconded by Mr. Bourbonnais, the motion was unanimously approved.

E. Adjournment:

A motion was made by Mr. Gorman to adjourn at 10:50 a.m.; duly seconded by Ms. Axelrod; the motion was unanimously approved.