Town of South Kingstown
Technical Review Committee (TRC)

Meeting Minutes
Wednesday, August 13, 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 9:00 A.M.

In attendance were: James Rabbitt; Planning Director; Jay Parker, Deputy Planning Director; James Gorman, Building Official; Richard Bourbonnais, Director of Public Services; Mark Conboy, Town Engineer; Dennis Bernier, Union Fire; Elizabeth Karp, Planning Board Member; Melissa Hughes, Conservation Commission Member; and Lynn Smith, Planning Associate.

B. Approval of Minutes:

1. June 11, 2025

A motion was made by Mr. Gorman to approve the minutes as presented; duly seconded by Ms. Karp, the motion was unanimously approved.

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.*

Applicant not present when called.
A motion was made by Mr. Gorman to move this item to the end of the agenda; duly seconded by Ms. Karp, the motion was unanimously approved.

When called again at 10:29, the applicant was not present.
A motion was made by Mr. Gorman to table this item; duly seconded by Ms. Karp, the motion was unanimously approved.

D. TRC Advisory Review:

1. **Saugatucket Farms -** Major Subdivision, Combined Conceptual Master & Preliminary Plan
   Proposed five (5) lot subdivision utilizing flexible frontage and associated site improvements, located at 216 Saugatucket Road, Assessor's Plat 42, Lot 8. Denali Corp, *applicant/owner*

Joe Casali, Casali Engineering, Inc., appeared for the applicant to present the project and answer questions. Discussion ensued regarding hydrant location; stonewalls; relocate stones currently on site; elevation/water table; stormwater mitigation; street trees in ROW; 2 frontage lots need "no access" easement; Fire Department turn-around such as grass pave, etc.; signage for Fire Department will only be necessary if cars park there. Mr. Parker noted amount of land suitable for development, all compliant, but not noted on the plans; street trees are not required and an easement is not required.

Items to address:
1. Solidify stormwater on plans for all five lots.
2. Identify easement driveway - no pass.
3. Idenify landscape easement.
4. Identify land suitable for development and clearly identify on plans.

A motion made by Mr. Gorman to recommend the applicant modify the plans to address the above four (4) items; duly seconded by Ms. Karp, the motion was unanimously approved.

2. **Safe Harbors** - Minor Land Development, Preliminary Plan
Construction of a new 52' x 90' maintenance & repair building and installation of a new onsite wastewater treatment system (OWTS). Located at 362 Pond Street on Assessor's Plat 63-3, Lot 60.

Chris O'Connell, of Blish & Cavanagh, attorney for the applicant appeared to present the project, along with Beck Bennett, VP of NE Safe Harbor, and Seth from Principe Engineering.

Discussion ensued regarding stormwater drainage; note on plans seeking relief is incorrect; flood zone requirements required; product laid down for stormwater design; boat storage not allowed to creep into landscape; need landscape plan; boats can not be on grassed areas; clarifying storage not compliant; DEM approved plan. Applicant to show what is needed to operate/identified during permitting process now (employee parking or boat storage?) his may affect the landscape plan with the Planning Board.

1. Solidify stormwater management - include emergency outflow.
2. A clear site plan showing parking/boat storage (interchangeable).

A motion made by Mr. Gorman to move the application forward to the Planning Board with the above two (2) items addressed; duly seconded by Ms. Karp.

3. **South County Hospital -** Amendment to Institutional Master Plan and Development Plan Review
Amendment to incorporate the property at 11 Kenyon Avenue and proposed use for hospital parking into the existing South County Hospital Institutional Master Plan. Located at 11 Kenyon Avenue (Assessor's Plat 64-1, Lot 16) and 100 Kenyon Avenue (Assessor's Plat 64-1, Lot 122). South County Hospital Healthcare System, *applicant/owner.*

Andrew Prescott, of South County Hospital, appeared to present the application; he named the project team present; both applications pertain to the proposed employee parking lot at 11 Kenyon Avenue. Mr. Prescott described the application, the needs, and the public meeting held.

Scott Lindgren, Project Engineer, of VHB, discussed the proposed stormwater mitigation plan. Discussion ensued regarding the proposed retaining wall; monument sign; "employee parking' sign; photometric plan; lighting plan. Mr. Bourbonnais stated that the Town may have a problem with "point discharge".
It came to the committee's attention that the most recent plans the applicant was referring to were not uploaded to the Town's ftp site; therefore, the committee members were not able to review them prior to this meeting.

Scott Lindgren connected to town wifi to show the most recent plans (not sent electronically to the Planning Department).

Discussion ensued regarding crosswalk safety; proposed lighting.
Evelyn Audet, of Evelyn Audet Lighting Design, described the proposed lighting for the project, discussion ensued.
Mr. Parker inquired/clarified if stormwater design was submitted to DEM -no was the answer; no waivers requested.
Mr. Parker stated that if DEM approval was not provided with an application, a waiver was required.

Items to be addressed:
1. Stormwater mitigation, discharge points, clarify design and outflow.
2. Detail regarding retaining walls, clarify the wall to maintain root zone — cut in the root zone hand pruning

4. Solidify the pedestrian path, how to manage the path over time.
5. Lighting and signage

A **motion** was made by Mr. Gorman to move the application forward to the Planning Board with the above 5 items to be addressed and contingent there are no issues with the 7-30-2025 plan set; duly seconded by Ms. Karp, the motion was unanimously approved.

E. Adjournment:

A **motion** was made by Mr. Conboy to adjourn at 10:32 a.m.; duly seconded by Ms. Karp; the motion was unanimously approved.