



Town of South Kingstown Technical Review Committee (TRC)

Meeting Minutes

Wednesday, January 14, 2026 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 9:02 a.m.

In attendance:

James Rabbitt, Director of Planning
James Gorman, Building Official
Richard Bourbonnais, Director of DPS
Mark Conbory, Town Engineer
Dennis Bernier, UFD, Fire Marshal
Robyn Pothier, Planning Board

Brian Wagner, Deputy Director of Planning
Lynn Smith, Planning Associate

B. Approval of Minutes: May, August, and September minutes were tabled on October 15, 2025.

1. May 14, 2025

Motion to approve minutes as presented, made by Mr. Gorman, duly seconded by Mr. Bourbonnais; Ms. Pothier abstained, motion passed.

2. August 13, 2025

Motion to approve minutes as presented, made by Mr. Gorman, duly seconded by Mr. Bourbonnais; Ms. Pothier abstained, motion passed.

3. September 10, 2025

Motion to approve minutes as presented, made by Mr. Gorman, duly seconded by Mr. Bourbonnais; Ms. Pothier abstained, motion passed.

4. October 15, 2025

Motion to approve minutes as presented, made by Mr. Gorman, duly seconded by Mr. Bourbonnais; Ms. Pothier abstained, motion passed.

C. TRC Review:

1. Major Subdivision Project, Combined Master & Preliminary Plan-[23 Rockland Drive](#)
Proposing the redevelopment of a parcel of land located at 23 Rockland Drive on Assessor's Plat 56-2, Lot 7.
5A Builders, LLC, *applicant*; Kathleen A. Salisbury, Stephanie L. Hannan, and Clinton E. Salisbury, Jr., *owners*.

Eric Prive, of DiPrete Engineering, and Alex Petrucci, applicant, both appeared to present the application.
Mr. Prive presented the proposed project and asked for feedback.

Mr. Bernier expressed concern with 16' clearance needed from trees for fire apparatus, and adequate turning radius for fire trucks.

Mr. Conboy questioned where water service for the existing house comes from. Mr. Prive stated service has been confirmed with Veolia Water.

Mr. Conboy also expressed concern with the existing house having the ability to connect to town sewer. However, the site plan looks like it blocks the ability for any of the sites to connect in the future - this may not be in the Town's best interest.

Mr. Bourbonnais requested a turn-around area at the end of Hunt Avenue, or at the new driveway access, to accommodate emergency turn arounds.

Mr. Bourbonnais stated the new curb cut could be no greater than 20' wide. Options are one curb cut separating into two driveways on the applicant's property, or two separate curb cuts each 10' or 12' wide, clearly defining two separate driveways.

Mr. Gorman questioned if the detached garage would be removed. Mr. Prive confirmed it would be demolished, along with the former pool deck.

Ms. Pothier had no issues, and believes it is a reasonable use of the space.

Mr. Rabbitt repeated Mr. Bourbonnais concern with an installed hammerhead for turnarounds; less disturbance with curb cuts would be appreciated, may pull driveways apart and use turf reinforcement.

Mr. Wagner relayed concerns of an abutting neighbor made in the Planning Department's office regarding maintenance of ROW; a large pine tree to keep; combining driveways and push it south; and stormwater/groundwater concerns.

Mr. Rabbitt listed three (3) items for the applicant to address before appearing before the Planning Board:

1. Solidify turning radius for fire apparatus; 90 degree needed on middle lot - may consider turf reinforcement.
2. Evaluate and address available turning on Hunt Avenue, and work with DPS regarding the Town ROW.
3. Address concerns with curb cut on Rockland, no more than 20' wide. The driveway is not to be a connecting road to Hunt Avenue.

Motion made by Mr. Gorman, duly seconded by Ms. Pothier, passed by unanimous vote.

"The Technical Review Committee hereby moves this project, contingent upon the applicant addressing the three (3) items listed above, to the Planning Board with a favorable review."

D. TRC Advisory Review:

None.

E. Adjournment:

A motion was made to adjourn the meeting by Mr. Bourbonnais. The motion was seconded by Mr. Gorman and the meeting adjourned by unanimous consent at 9:32 a.m.