



Town of South Kingstown

Technical Review Committee (TRC)

Meeting Minutes

Wednesday, February 11, 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 9:07 a.m.

In attendance were: Dennis Bernier, Fire Marshal, UFD; Mark Conboy, Town Engineer; James Gorman, Building Official; Richard Bourbonnais, Director of Public Services; Susan Axelrod, Planning Board; and James Rabbitt, Director of Planning. Staff also in attendance were Brian Wagner, Deputy Director of Planning and Lynn Smith, Planning Associate.

B. Approval of Minutes:

1. January 14, 2026 Minutes

The following motion, made by Mr. Gorman, duly seconded by Mr. Bourbonnais, passed by majority vote (Ms. Axelrod abstained).

Motion: "The Technical Review Committee hereby approves the meeting minutes as presented."

C. TRC Review:

1. Minor Multi-Household Land Development Project — [2001 Kingstown Road](#)
Proposed demolition of one (1) single-family residential dwelling to accommodate the proposed five (5) unit multi-household land development project located at 2001 Kingstown Road, AP 32-4, Lot 21, Ashworth Investments, LLC., applicant/owner

Adam Drake, of Stonefield Engineering and Design, appeared for the applicant, Ashworth Investments. Mr. Drake presented the proposed project. Discussion ensued.

Mr. Bernier questioned where the closest water hydrant was located, and the fire truck access and turning radius.

Mr. Conboy questioned the proposed drainage system shown on the site plan; how close to buildings; do they have basements; how systems are inspected: ports installed for inspections; is this being reviewed by DEM; mounding analysis; PAP required from the State.

Mr. Gorman questioned the survey referencing an overlay with the Zinns Drive property; garage doors must face away from Kingstown Road, otherwise need a variance; dumpster/trash location and mailbox cluster need to be shown on plans.

Mr. Bourbonnais advised applicant to be cautious regarding the volume of water coming off of Route 108; 140 contour not pushing water back to catch basin the way it is laid out; has an issue with southern boundary curb, invert up and invert down should be looked at.

Ms. Axelrod questioned the intention of the houses (rent/own/affordable); excessive proposed parking; existing stonewall; purpose of relief request; proposed building placement; proposed screening. Has issues with clear-cut site; stonewall gone; oriented buildings requiring waivers for distance between buildings; 5 houses that do not fit; no affordable units.

Mr. Rabbitt stated that the proposed demolition plan is different than the site today. Mr. Rabbitt summarized as it relates to the regulatory side - waivers. Can fit more than one single family home on site, but not five; remove garages if

a waiver request is not granted; no volume storage proposed in the infiltration system; request applicant to review inverts.

Mr. Rabbitt listed items for the applicant to address:

1. Confirm health/safety re. water supply and the closest location of existing hydrants.
 2. Solidify fire access and accommodate the equipment currently used by the Town and study turning radius.
 3. Solidifying storm water as it relates to building footprints and foundations and inspection opportunities for storm water system.
 4. Building regarding overlap with existing driveways, and consistencies between surveys.
 5. The need for a waiver for garage doors facing a State route in the Special Management District, or elimination or reorientation of those garages.
 6. Accommodating trash removal.
 7. Evaluating mail delivery.
 8. Concern about some of the grading associated with side slopes and pushing water within the driveway system.
 9. Overall grading and side slopes on the Easterly side and Southerly side of the property.
 10. Evaluating storm drainage to be sure there is no point discharges vs sheet flow, and mimicking existing conditions.
 11. Clarifying sewer connections (chimney vs saddle orientation).
 12. Cleaning up inconsistencies between existing conditions and actual conditions that exist in the field today.
- Evaluate what is regulatory compliant without any need for waiver requests.
Looking at the potential of reorientation of homes.
Evaluating overflow parking needs.
13. Clarifying and solidifying the modifications made to the southern driveway as an effect of what you are proposing to do on your property
 14. Coordinate with the State regarding underground utilities — without another crossing pole.

Mr. Rabbitt polled the committee members, which resulted in the agreement that the applicant should return to TRC after addressing items listed.

The following motion, made by Ms. Axelrod, duly seconded by Mr. Gorman, passed by unanimous vote.

Motion: "The Technical Review Committee hereby tables the application for a Minor Multi-Household Land Development Project — 2001 Kingstown Road, to March 11, 2026."

2. Change to a Previously Approved Plan, Major Multi-Household Land Development Project — [571 Main Street](#)

The applicant is requesting to change the previously approved Conceptual Master Plan to reconfigure units and site design of the proposed thirty-six (36) unit residential development and associated site improvements, originally approved on November 13, 2014.

With the recent changes to the plan, Mr. Rabbitt asked Mr. Landry, what improvements the applicant is planning to make to Perry Ave? This is an issue that needs to be addressed.

Mr. Rabbitt left the meeting at 10:00 a.m.; Mr. Wagner took over to Chair the meeting.

Matthew Landry, of Blish & Cavanagh, LLP, Attorney for the applicant, appeared to introduce changes made to the project in the past year. Mr. Landry gave a history of the settlement agreement; changes made to the original project, and stated the proposal is now less dense,

Molly Titus, of DiPrete Engineering, presented the recent engineering changes made to the project.

Mr. Bernier stated that he has been given all of the information needed, and has no issues with the proposed project.

Mr. Conboy questioned how expected flooding in Unit 1 and 2 will be handled; what improvements will be made on Perry Avenue; feels a turnaround is needed on Perry Avenue, before the entrance to the proposed development; is this a high water table area?

Mr. Gorman questioned if there is phasing for the site; planned crosswalk to access existing sidewalks/walkability; has the B & B been removed from plan for the existing dwelling; 2 bedroom/deed restricted at initial construction?

Mr. Bourbonnais stated Perry Avenue will not allow force main to sewer; each property will get a service connection lateral for each; the applicant should entertain a turnaround easement in perpetuity; or a hammerhead at the end of Perry Avenue.

Ms. Axelrod questioned if the driveway in the development needs to be for 2-way traffic. Is it possible to narrow it down; will the Main Street entrance be gated and used as a walking path?

Mr. Wagner reviewed items to be addressed by the applicant.

1. Major comment to address at Master Plan stage - end of Perry Ave, some kind of turnaround.
2. Add some clarity to plans that access to Main Street will be gated and be used by pedestrians and emergency vehicles only.
3. The applicant will look into the possibility of narrowing the private driveways by using reinforced turf along the edges to meet standards for fire vehicles.

A **motion** was made by Mr. Gorman to move this application forward to the Planning Board, with the above three (3) items addressed by the applicant, duly seconded by Ms. Axelrod, the motion passed by unanimous vote.

D. TRC Advisory Review: None

E. Adjournment:

A **motion** was made by Ms. Axelrod to adjourn at 10:25 a.m., duly seconded by Mr. Gorman, the motion was unanimously approved