



Town of South Kingstown

Technical Review Committee (TRC)

Meeting Minutes

Wednesday, April 8, 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 1:02 p.m. and reported that, due to a conflict with meeting space, the meeting was called to order at 9:00 a.m. and adjourned until 1:00 p.m.

PRESENT: James Rabbitt, Director of Planning; Brian Wagner, Deputy Director of Planning; James Gorman, Building Official; Richard Bourbonnais, Director of Public Services; Mark Conboy, Town Engineer; and Elizabeth Karp, Planning Board Member.

ABSENT: Dennis Bernier, UFD Fire Marshal.

B. Approval of Minutes:

1. 3/11/2026 Draft Minutes

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

Motion: "The Technical Review Committee March 11, 2026, Minutes are approved, as presented"

C. TRC Review:

None.

D. TRC Advisory Review:

1. Minor Multi-Household Land Development Project — [2001 Kingstown Road](#)
Proposed demolition of one (1) single-family residential dwelling to accommodate construction of a five (5) unit multi-household land development project composed of 2 structures -1 duplex and 1 triplex - located at 2001 Kingstown Road, AP 32-4, Lot 21, Ashworth Investments, LLC., applicant/owner (*continued from March 11, 2026, at the applicant's request*).

Josh Kline, of Stonefield Engineering and Design, Project Team Leader, appeared to present the application.

Mr. Rabitt summarized the items to be addressed by the applicant before going forward to the Planning Board:

1. Hundred year storm water calculations.
2. Solidifying the drainage associated with changes in rooflines.
3. Patios and walk-out on the triplex and potentially the need to adjust the grading to accommodate those.
4. Submitting a lighting plan.
5. Addressing trash, and the placement of any trash receptacles on the site and screening associated with those.
6. Modifying site plans to include drainage associated with footings for the two (2) buildings.
7. Having architectural plans reflect the potential gutter system that takes water from east to west on the triplex, given the proposed rooflines.
8. Addressing any proposed overflow parking (eastern side of the triplex).
9. Finalizing mail, individual or centralized box system.
10. Having architectural plans match site plans as it relates to egress and ingress.
11. Turning radiuses.

Motion Made by Mr. Gorman, duly seconded by Ms. Karp, passed by unanimous vote.

"The Technical Review Committee hereby moves this project, contingent upon the applicant addressing the eleven (11) items listed above, to the Planning Board with a favorable review."

E. Adjournment:

Upon Motion made by Mr. Bourbonnais, duly seconded by Ms. Karp, the meeting was adjourned at 1:47 p.m., by unanimous vote.