



Town of South Kingstown

Technical Review Committee (TRC)

Meeting Minutes

Wednesday, June 10, 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 & Roll Call

Mr. Rabbitt called the meeting to order at 9:07 a.m.

ROLL CALL: Dennis Bernier, UFD Fire Marshal; Mark Conboy, Town Engineer; Susan Axelrod, Planning Board; Jamie Gorman, Building Official; Jamie Rabbitt, Director of Planning; Curtis Dufour, Principal Planner, and Lynn Smith, Planning Associate.

B. Approval of Minutes: None

None

C. TRC Review: N/A

D. TRC Advisory Review:

1. Minor Land Development Project — 71 Old Tower Hill Road & 17 Narragansett Avenue West
Convert two houses from offices back to residential use. Located at 71 Old Tower Hill Road, Plat 57, Lot 20; and 17 Narragansett Avenue West, Plat 57, Lot 78. Owner/Applicant, D'Angelo, Inc. & 17 Narragansett Avenue, LLC., Cherenzia & Associates, Ltd.

Sarah Britner, Project Engineer from Cherenzia & Associates, Ltd., appeared to present an overview of the project.

Paul Castellone, Castellone Architecture, presented the changes proposed to the two properties.

Peter Advanti, Advanti Building, appeared to answer questions.

Stephen McLaughlin, applicant, stated that the rentals will be available for town residents, year round.

Discussion ensued regarding the fire alarm systems; utility connections; location of water service; reverting asphalt back to green; excessive asphalt; dumpster; and year-round rentals.

Mr. Rabbitt summarized the two items for the applicant to address:

1. Solidify sewer and water connection with DPS.
2. Solidify the need for dumpsters vs trash receptacles; both will need enclosures.

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

"The Technical Review Committee hereby moves this project, contingent upon the applicant addressing the two (2) items listed above, through the process with a favorable review."

E. Adjournment:

Upon Motion made by Ms. Axelrod, duly seconded by Mr. Conboy, the meeting was adjourned at 9:27 a.m., by unanimous vote.