



Town of South Kingstown

Technical Review Committee (TRC)

REVISED Meeting Minutes

Wednesday, August 12, 2026 at 11:00 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 11:00 a.m.

ROLL CALL:

Dennis Bernier, UFD; Mark Conboy, Town Engineer; Rich Bourbonnais, Director of Public Services; Jamie Gorman, Building Official; and Paul Jordan, Planning Board. Also present were James Rabbitt, Director of Planning; Brian Wagner, Deputy Director of Planning; and Curtis Dufour, Principal Planner.

B. Approval of Minutes:

The following motion, made by Mr. Gorman, was duly seconded by Mr. Bourbonnais; Mr. Jordan abstained; passed by a majority vote.

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

1. April 8, 2026, TRC Meeting
2. May - No meeting.
3. June 10, 2026, TRC Meeting
4. July - No meeting.

C. TRC Review:

1. **Mallin** - Coastal Community Overlay District (CCOD) Review. Request to construct two (2) 3' x 4' x 7' sheds using wood construction. The structures are proposed to be attached to the east side of the existing house (total of 2,459 square feet) located at 240 Cards Pond Road, 16E15, AP 92-1, Lots 9-183. Timothy Mallin, *applicant*; Joan Mallin & Kathleen Crawley, Et als, *owners*.

Timothy Mallin, applicant, appeared to present the application.

Mr. Gorman reviewed the criteria required for the request, and stated that after TRC approval, the applicant should apply for a building permit.

Mr. Rabbitt stated that he, along with the other members of the TRC, has no issue with this application.

The following motion made by Mr. Gorman, was duly seconded by Mr. Jordan, passed unanimously.

Motion: "The South Kingstown Technical Review Committee hereby approves the application, with the clarification that a Building Permit does need to be applied for, prior to the start of any work."

2. **Egan Minor Subdivision** — Preliminary Plan Review. Property located at 11 Oak Dell Street, AP 48-3, Lot 106. Christopher and Patricia Egan, *applicant/owner*.

Christopher Egan appeared to present the application.

Discussion ensued regarding: two existing driveways; no new curb cuts required; the ability to come back at a later time to widen a driveway, but will require a permit from DPS; a new sewer line to Oakdell Street must be completely separate, can not have sewer lines running through other properties or tie them in; when a building permit is applied for, applicant will be asked to do a soil erosion control permit.

Mr. Rabbitt expressed concern about the intended utilization of an existing driveway on the east side of Oakdell, which will be on a property line; this may cause a problem with driveway maintenance. Mr. Rabbitt suggested that the driveway be slid away from the property line or a Maintenance and Use Easement be granted over existing property.

Mr. Rabbitt also stated that site lines for both driveways need to be cleared of all vegetation and need to be evaluated during the Building Permit application process.

Mr. Rabbitt listed the four recommendations to any approval language:

1. Site lines need to be clear for all the driveways reviewed and be approved by the Department of Public Service (DPS).
2. The driveway for the new unit will need to be moved to the west, away from the property line, reviewed and approved by DPS prior to the issuance of a building permit.
3. Separate sewer, devoid of any easements, will need to be shown and provided on each lot.
4. During the building permit process, a soil erosion and soil control plan, which will also include a storm water management plan, will need to be submitted.

Mr. Egan questioned whom he needed to engage for the Soil Erosion plan — Mr. Bourbonnais informed him that it generally requires an engineer to show the calculations that you are meeting the runoff requirements. Increases in runoff, up to a 10-year storm; if an underground infiltration or an above-grade rain garden, those things need to be sized properly, to show erosion control. Not something the contractor normally does, but is information the contractor needs.

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

Motion: "The South Kingstown Technical Review Committee hereby recommends Administrative Officer Approval, with the above four items to be addressed by the applicant."

3. **TNT Real Estate Plat** - Administrative Subdivision w/Unified Development Review, located at 871 & 889 Broad Rock Road, AP 33, Lots 11 & 12. TNT Real Estate Holdings, LLC., *applicant*; TNT Real Estate Holdings, LLC and Kaitlyn Fratus & Daniel Cross, *owners of Lots 11 and 12, respectfully*.

Matthew Brown, of TNT Real Estate, LLC, applicant/owner, appeared to present the application. Mr. Brown briefly explained the purpose of the application. A brief discussion between the staff members regarding the reason the application requires TRC review and Planning Board Approval (two non-conforming lots).

Mr. Rabbitt stated that many things are dealt with by the Planning Board, and/or conditioned upon the issuance of a building permit for any of the properties in regard to driveways, site lines, separate sewer, erosion, sediment control and storm water management plans. To be clear, this is a proposal to move property lines, and this committee is not evaluating the effect it has on the development of the lot.

The following motion, made by Mr. Bourbonnais, duly seconded by Mr. Jordan, passed by unanimous vote.

Motion: "The South Kingstown Technical Review Committee hereby recommends this application be forwarded to the Planning Board, with the above four underlined items to be addressed by the applicant."

D. TRC Advisory Review:

None

E. Adjournment:

The meeting adjourned at 11:25 a.m., by unanimous consent.

16 E 15

**TOWN OF SOUTH KINGSTOWN
DEVELOPMENT PLAN REVIEW APPLICATION
FOR COASTAL COMMUNITY OVERLAY DISTRICT**

RECEIVED

Date: May 18, 2026

JUL 23 2026

The undersigned applies to the South Kingstown Technical Review Committee (TRC) for administrative allowances and changes as permitted under Article 6, Section 608 of The South Kingstown Zoning Ordinance.

NAMES AND ADDRESSES

Applicant: Timothy MALLIN Mailing Address 30 Bluebird Lane
City/Town Cranston State RI Zip Code 02921
Owner: TIMOTHY + JOAN MALLIN Mailing Address 30 Bluebird Lane
City/Town Cranston State RI Zip Code 02921

THE PREMISES

1. Location of Premises 240 CARDS Pond Road 16 E 15 MATUNUCK RI 02879
2. Tax Assessor's Map No. ORC BCH RIBEL Lot(s): R-13-0718-00
3. Size of existing: Structure or Trailer living area 400 Sq. Ft.
Decks or Porches 192 Sq. Ft.
4. Size of proposed: Building, Addition, or Trailer living area N/A Sq. Ft.
Decks or Porches N/A Sq. Ft.

Describe extent of proposed alterations:

To build two 3'x4'x7' sheds using wood
CONSTRUCTION. These structures are to be attached
on the EAST side of the existing house
The total Sq Ft is 2459 Feet

The undersigned declares that the information given is a true statement to the best of his or her knowledge and belief. Respectfully submitted,

SIGNATURES

Applicant Timothy Mallin
Telephone # 401-339-6007 Email: TMALLIN78@gmail.com
Land Owner or Authorized Officer Timothy Mallin
Telephone # 401-339-6007 Email: TMALLIN78@gmail.com
Attorney/other _____
Telephone# _____ Email: _____

Permit # 92874 for 16 E 15

RECEIVED

17 E13

17 E14

17 E15

17 E16

16 E15

16 E16

15 E14

E11

17 E 15

17.07

Feet: 21.66

16 E 15

16 E 16

Permit # 92874 for 16E15

17 feet from back structure

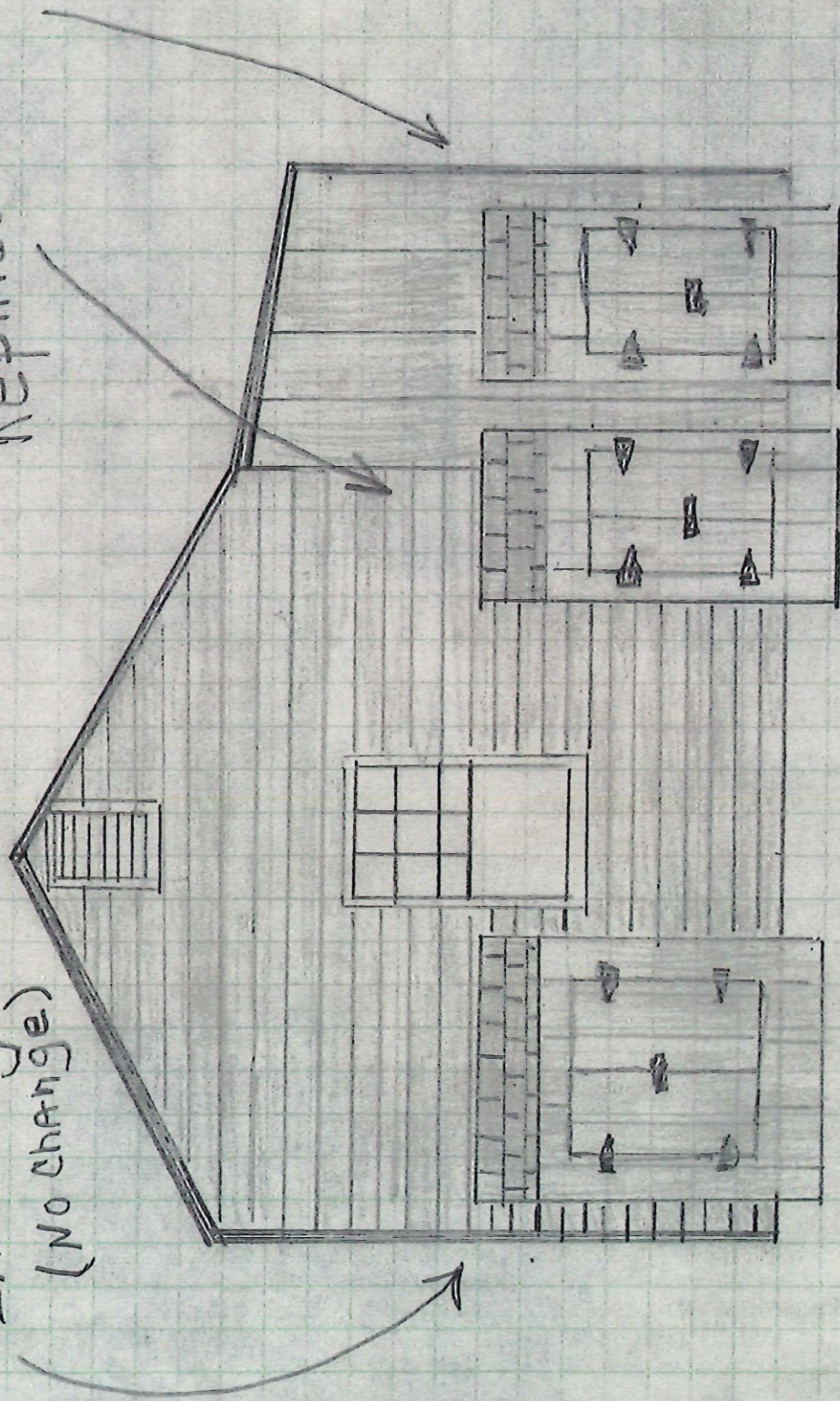
21 feet from side structure

0 10ft



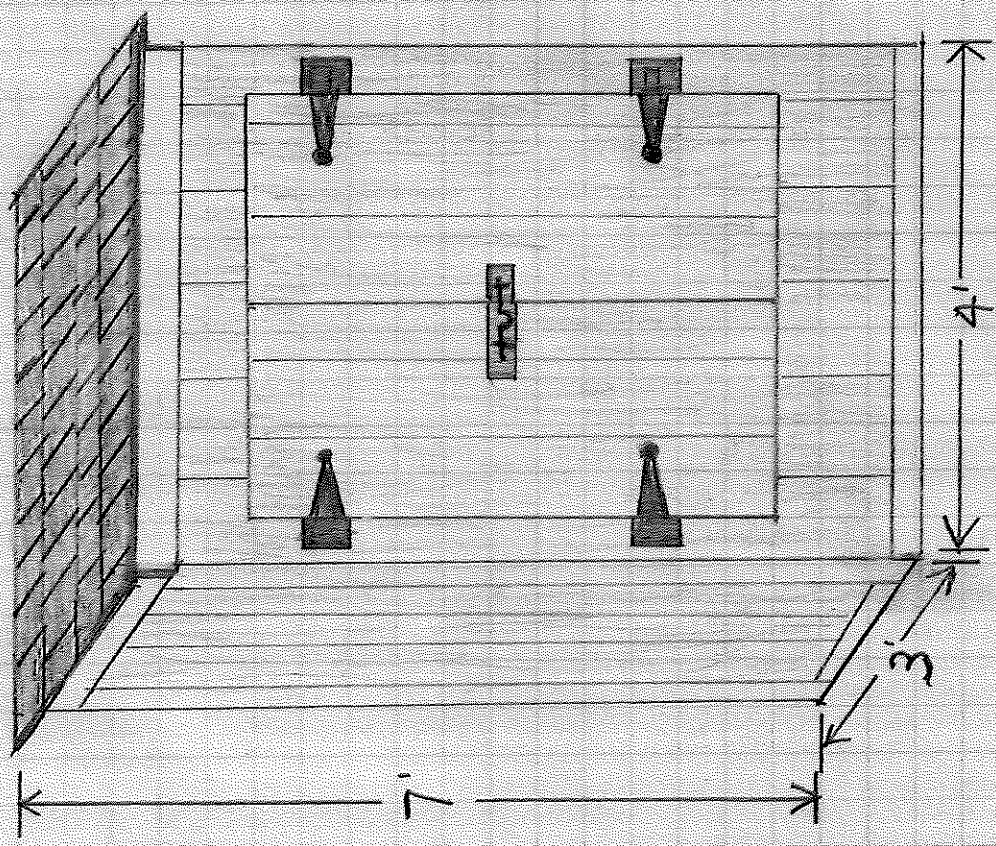
Existing Utility Shed
(No change)

Replacement Sheds

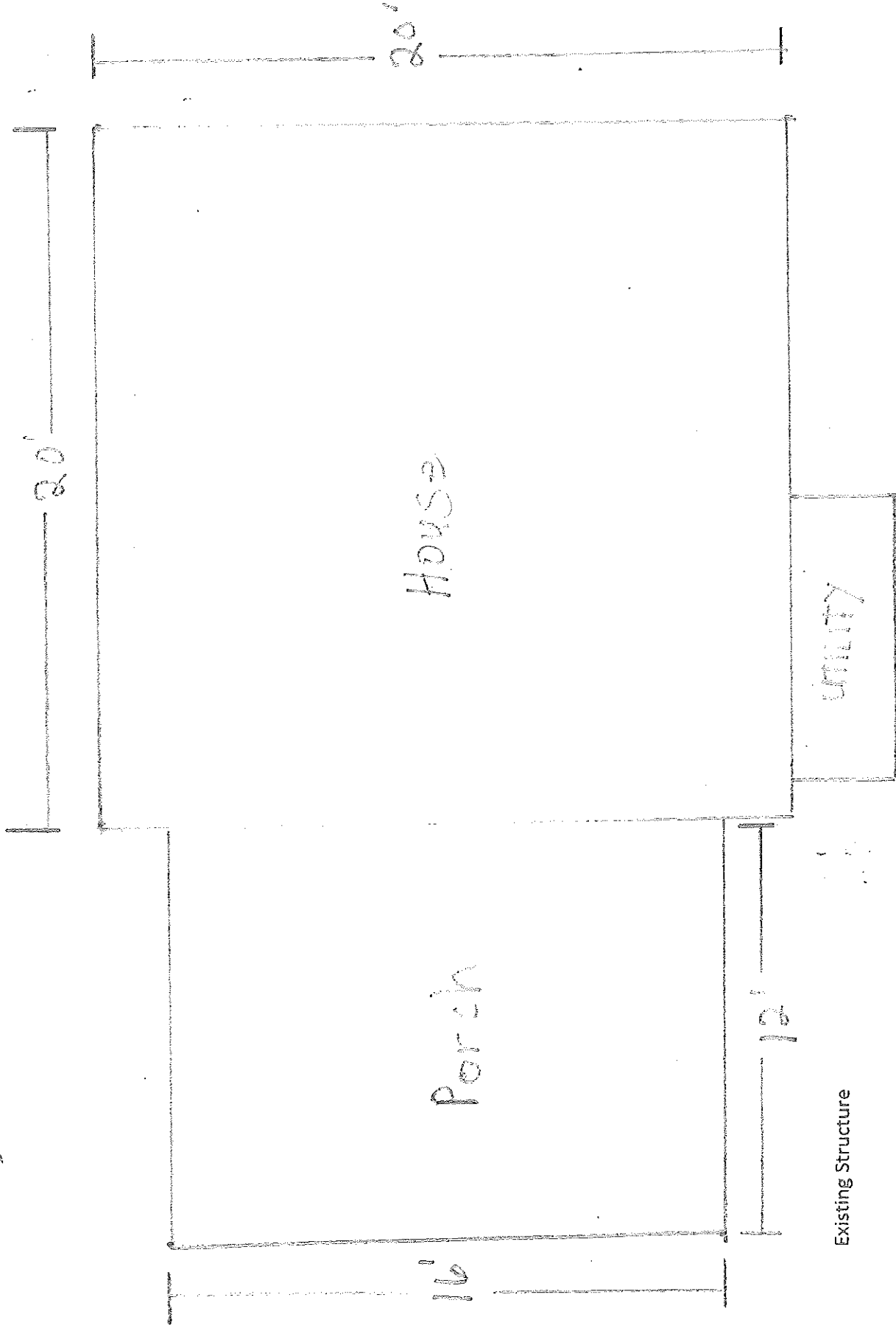


8

X



16' x 15'



A hand-drawn site plan of a property. The plan shows a large rectangular area labeled "House" in the center. To the left of the house is a rectangular area labeled "Porch". To the right of the house is a rectangular area labeled "New" with a diagonal line through it. Below the house is a rectangular area labeled "Patio" and "Deck". The dimensions of the property are as follows: the total width is 20' (labeled on the left), the total depth is 16' (labeled at the bottom), the house is 12' wide and 10' deep, the porch is 10' wide and 10' deep, the patio is 10' wide and 10' deep, and the deck is 10' wide and 10' deep. The plan also shows a "New" area with a diagonal line through it, and a "Patio" area with a diagonal line through it.