



**SOUTH KINGSTOWN TECHNICAL REVIEW COMMITTEE  
TRC MINOR REVIEW SUMMARY**

**Owl Acre Subdivision**

1243 Saugatucket Road (AP 40-2, Lot 19)  
Combined Conceptual Master & Preliminary Plan

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At the meeting of the South Kingstown Technical Review Committee (TRC) held on September 8, 2021, the TRC reviewed the Owl Acre Subdivision application located at 1243 Saugatucket Road (AP 40-2, Lot 19) requesting to subdivide the existing lot into two (2) parcels utilizing flexible frontage.

Upon review and discussion with the applicant's surveyor, Amy Sonder from Easterbrooks & Associates, the TRC granted **conditional approval** of the application with the following conditions subject to confirmation by the Planning Board:

1. The repair of the wall is to match pre-construction conditions with regard to the opening;
2. The driveway would be modified in consultation with the UFD with 16' minimum width and 2' load bearing shoulders each side for a minimum total travel-way width of 20';
3. The orientation of the garage on Lot B would need to be modified or a variance from the Zoning Board of Review would be required based on current configuration; and
4. The separation of underground utilities (sewer & water) will need to be increased to the satisfaction of the Department of Development Services and will most likely require the curb-to-curb replacement of the Saugatucket Road surface.

Said motion was made by Ms. Maria Mack, duly seconded by Mr. Jamie Gorman, and was approved unanimously (R. Bourbonnais; J. Gorman; C. Hiener; M. Mack; J. Rabbitt; M. Talbot-Rabuano; and J. Schock).

Respectfully,

  
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James D. Rabbitt, AICP  
Planning Director

9-8-2021  
Date