



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

Union Fire District – Matunuck (Station 7)

49 Matunuck Schoolhouse Road (AP 49-4, Lot 144)
Development Plan Review

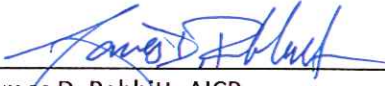
At the meeting of the South Kingstown Technical Review Committee (TRC) held on August 11, 2021, the TRC reviewed the Development Plan Review application for Union Fire District – Matunuck (Station 7) in seeking approval to demolish and reconstruct a new 5,550 square foot fire station and a 1,890 square foot auxiliary ambulance building with other associated improvements for parking and stormwater management.

Upon review and discussion with the applicant's project team the TRC granted **conditional approval** of the application with the following conditions subject to confirmation by the Planning Board:

1. That the applicant will evaluate the turning radii of the three (3) parking spaces, the width of the travel lane, and the orientation of the parking spaces adjacent to the southwest portion of the fire station building to accommodate adequate turning movements;
2. That the application employs root pruning of existing vegetation along the western property boundary in the area where shrub removal is proposed;
3. That the applicant modifies the Site Plan to clearly show the venting of the septic system preferably with the vents located to the east side of the auxiliary ambulatory building or routed through the building to a roof vent;
4. The applicant shall provide fire protection service and a meter pit at the property line if the domestic service water line is longer than 100' with a minimum 4" line; and
5. That applicant shall install bollards on any parking space abutting and perpendicular to the building in lieu of curb stops.

Said motion was made by Mr. Schock, duly seconded by Mr. Flanders, and was approved unanimously (R. Bourbonnais; D. Flanders; J. Gorman; J. Murphy; J. Rabbit; C. Hiener; and J. Schock).

Respectfully,



James D. Rabbitt, AICP
TRC Chairman, Planning Director

8/11/2021
Date