



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

**THE RESIDENCES ON HOLLEY**

Holley Street (AP 57-1, Lot 110)

**Major Multi-Household Land Development - Preliminary Plan**


At the meeting of the South Kingstown Technical Review Committee (TRC) held on November 10, 2021, the TRC reviewed the proposed major multi-household land development project for construction of twelve (12) 2-bedroom dwelling units within six (6) duplex structures and associated site improvements (two units to be deed restricted for low to moderate income ownership or occupancy) with waivers from the Multi-Household requirements of the Subdivision and Land Development Regulations, located on Holley Street (AP 57-1, Lot 110).

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

1. Sidewalk continued thru driveway
2. Manhole relocated in consultation with DPS
3. Use subdivision regulations specs for planting trees
4. Provide foundation planting plan
5. Fire hydrant analysis and show proposed locations in consultation with the Union Fire District
6. Applicant clarify drainage narrative with regard to increase/decreased flows from the site
7. Basic Traffic analysis that includes AM and PM peak traffic information
8. Clarification on the partial landscape screen in the rear as it relates to proposed fencing and replanting.

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

Respectfully,

  
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James D. Rabbitt, AICP  
Planning Director

12-9-21  
Date