



Town of South Kingstown

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TECHNICAL REVIEW COMMITTEE MEETING AGENDA

Wednesday, October 14, 2020 at 1:00 p.m.

VIA VIDEO CONFERENCE & CONFERENCE CALL

Via Computer: <https://southkingstownri.zoom.us/j/97592235963>

Via Telephone: +1 (301) 715-8592; or +1 (312) 626-6799; or +1 (929) 205-6099; or +1 (253) 215-8782; or +1 (346) 248-7799; or +1 (669) 900-6833

Webinar ID: 975 9223 5963

- **Instructions to Access the Meeting are available on Page 1, including:**
 - Testing Computer & Audio Equipment
 - Accessing the meeting via Computer, Tablet or Smartphone
 - Accessing the meeting by telephone only (not recommended)
 - Basic troubleshooting when speaking
 - Accessing documents and site plans
- **Agenda Items are available on Page 3.**

INSTRUCTIONS TO ACCESS THE MEETING:

A. MEMBERS OF THE PUBLIC:

The public can join this Zoom meeting electronically by computer, smartphone or tablet using the instructions below. If you do not have a smartphone or other electronic device capable of joining the Zoom meeting room, you may also join by telephone only.

Testing Computer & Audio Equipment

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment: <https://support.zoom.us/hc/en-us/articles/115002262083>

Accessing the Zoom Meeting via Computer, Tablet or Smartphone:

- **Click on this link to join the meeting:** <https://southkingstownri.zoom.us/j/97592235963>
- When prompted you will be asked to join via computer audio, or telephone. Use of computer audio is recommended, however you can also use your telephone for audio.
- When you enter the meeting room, your phone will be muted.
- You will be able to view site plans, see members, and listen to discussion in the Zoom meeting

Posted: October 7, 2020

- If you would like to speak during the meeting, use the 'raise your hand' feature of the Zoom platform to inform the host. Speakers will be recognized individually by the Planning Board chair. Once recognized you can share your comments via audio.

Accessing the Meeting by Telephone Only:

- If you do not have access to a device capable of accessing the internet-based Zoom meeting, you may use your telephone to join the meeting.
- **Dial this phone number to join the meeting** (for higher quality, dial a number based on your current location):
 - **+1 (301) 715-8592**; or
 - **+1 (312) 626-6799**; or
 - **+1 (929) 205-6099**; or
 - **+1 (253) 215-8782**; or
 - **+1 (346) 248-7799**; or
 - **+1 (669) 900-6833**
- If prompted to enter a Webinar ID, use your phone to dial the following ID: **975 9223 5963**
- When you join the meeting, your phone will be muted.
- If you would like to speak regarding an application, dial *9 to 'raise your hand,' and inform the host. You will be recognized to speak. Once recognized to speak you dial *6 to mute or unmute your telephone.

Basic Troubleshooting when Speaking:

If you have been recognized to speak, but cannot be heard in the Zoom meeting use the following steps to troubleshoot your computer audio, or telephone connection.

- Ensure your microphone or telephone is unmuted. For users joining the meeting in the virtual meeting room you will find your 'mute' control in the lower left hand corner of the Zoom meeting screen. For telephone only users, dial *6.
- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the 'drop-down' menu located beside the 'mute' control on the screen to change your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to enter a meeting id after calling the phone number, and a participant ID.
- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you rejoin the meeting and still cannot speak, use the 'Q&A' function on the Zoom screen to inform the host that you cannot be heard.

Accessing Documents & Site Plans:

To access documents, and view site plans discussed during a meeting, please use the links on the meeting agenda.

B. APPLICANTS, BOARD MEMBERS & INVITED GUESTS

Applicants, Board members and invited guests should use the invitation provided via email to access the meeting. If you cannot find the email invitation provided to you in advance of the meeting you may join using the instructions above for public access.

AGENDA ITEMS:

A. CALL TO ORDER:

B. APPROVAL OF MINUTES: [September 9, 2020](#)

C. TRC MINOR REVIEW:

1. **MINOR SUBDIVISION, PRELIMINARY PLAN APPROVAL - Ocean Haven Minor Subdivision**, request to reinstate Preliminary Plan approval for a four (4) lot subdivision, as approved by the Planning Board on May 13, 2009, later extended for one (1) year (until January 1, 2020) by the Planning Board on November 27, 2019, which has subsequently expired, AP 76-4, Lot 24, located on Camp Fuller Road, Eva Cheryl Brinner, *applicant/owner*. [Application](#); [Preliminary Plan](#); [2019 Extension Approval](#);
2. **MAJOR LAND DEVELOPMENT PROJECT, PRE-APPLICATION CONCEPT REVIEW - Westerly Community Credit Union**, request to construct a small private overflow parking lot for use by Westerly Community Credit Union employees and guests, AP 57-2, Lot 57, located on 108 Kelley Way, Westerly Community Credit Union, *applicant*, Susan M. & Philip L. Greene, *owner*. [Application](#); [Owner Authorization](#); [Project Team Form](#); [Vicinity Map](#); [Engineers Narrative](#); [Applicants Narrative](#); [Site Plan Set](#);

D. TRC ADVISORY REVIEW:

1. **DEVELOPMENT PLAN REVIEW, ADVISORY TO ZONING – The Winding Rhode Compassion Center, Inc.**, proposed change of use to medical marijuana compassion center (Use Code 100), advisory to the Zoning Board on required Special Use Permit, AP 57-1, Lot 96, located at 682 Kingstown Road, The Winding Rhode Compassion Center, Inc., *applicant*, Scot V. Hallberg, *owner*. [Cover Letter](#); [Application](#); [Owner Authorization](#); [Project Team Form](#); [DPR Narrative](#); [DPR Site Plans](#); [Security Narrative](#); [Operational Narrative](#); [Fire District Letter](#);
2. **MAJOR LAND DEVELOPMENT PROJECT, CONCEPTUAL MASTER PLAN – The Residences on Holley**, request to construct twelve (12) 2-bedroom dwelling units within six (6) structures on the subject parcel, AP 57-1, Lot 110, located on Holley Street, Scot Hallberg, *applicant*, Southern Rhode Island Professional Center, LLC, *owner*. [Application](#); [Project Team Form](#); [Full Narrative](#); [Suez Water Approval](#); [Wetland Affidavit](#); [Site Plan – Title Page](#); [Site Plan – Existing Conditions](#); [Site Plan – Proposed Conditions](#);
3. **MAJOR LAND DEVELOPMENT PROJECT, CONCEPTUAL MASTER PLAN – Wakefield Place Cottages**, request to construct seven (7) single-family residential structures and renovate an existing single-family residential structure and develop the remainder of the Site with a private road/driveway, open space, parking and landscaping, AP 57-1, Lot 195, located at 93 Columbia Street, Scot Hallberg, *applicant/owner*. [Application](#); [Project Team Form](#); [Suez Water Availability](#); [Wetland Affidavit](#); [Sewer Availability](#); [Full Narrative](#); [Site Plan Set](#);

E. ADJOURNMENT: