

TECHNICAL REVIEW COMMITTEE NOTES
TIVERTON CROSSINGS
Thursday, October 31, 2013

A Technical Review Committee (TRC) meeting was held at 10:00 A.M at Tiverton Town Hall, 343 Highland Road, to review a Major Land Development proposed by the Carpionato Group, LLC (“Tiverton Crossings”).

Those present were:

Town Staff: Kate Michaud - Planning Department Clerk / PB Administrative Officer
James Goncalo – Town Administrator
Chief Thomas Blakey – Police Department
Gareth Eames – Building and Zoning Official
Stephen Berlucchi, PE – Director of Public Works
John Lincourt – Wastewater Management Superintendent
Chief Robert Lloyd – Fire Department

Planning Board: Stephen Hughes, Chairman
Peter Moniz

Utilities: Paul St. Laurent – General Manager, North Tiverton Fire District

Applicant: Joe Pierik, Carpionato Group

Applicant’s Attorneys: Kerin Browning, Moses Afonso Ryan

Applicant’s Engineer: David Taglianetti (VHB)
Renee Codega (VHB) – Site / Civil Engineer
Robert Clinton (VHB) - Traffic

Parcel Location: Plat 110 / Lot 102 & Plat 301 / Lot 220
S/S Souza Road, E/S Main Road, West of Fish Road, N/S Route 24
R-40 Zoning District

Mr. Taglianetti began by stating that the Carpionato Group was preparing to submit a Master Plan application along with a Zoning Amendment and Comprehensive Community Plan amendment. He stated that the goal was to submit a comprehensive package, and that he was present to address questions and comments. Mr. Taglianetti noted that the site was currently zoned R-40 (residential). The proposed mixed-use project would include retail, residential, commercial, office, hotel, conference center and office uses.

Discussion ensued regarding access. Mr. Taglianetti stated that they were studying Fish Road, Main Road and Souza Road, as well as the intersections and interchanges with Route 24. He stated that turning lanes and deceleration lanes were possible, and that a full traffic analysis would be submitted with a conceptual mitigation plan. The project would be subject to a RIDOT (RI Department of Transportation) PAP (Physical Alteration Permit). Chief Blakey stated that he was concerned about sight lines on Souza Road, especially in light of the vertical curves in the roadway. He also expressed concern regarding traffic backup onto Route 24. He noted that the Fish Road off-ramp already backs up significantly during the morning peak. Mr. Pierik stated that he anticipated the Main Road entrance to be the primary entrance. Chief Blakey stated that he did predict a draw on his resources. Ms. Michaud suggested that traffic counts should be seasonally adjusted to include school traffic. (Counts were performed in during summer break.)

Mr. Berlucchi noted that there is an existing street flooding issue between the proposed Main Road entrance and Souza Road. Mr. Berlucchi asked if storm water would be held on site. Mr. Taglianetti replied that the peak flow would be held on site. Ms. Codega described the concept for storm water management. Mr. Taglianetti stated that they would look into upsizing the pipe capacity on Main Road as part of the mitigation package. He stated that subsurface

drainage would be used, with pipes or leaching basins. He stated that they would look into the option of pervious pavement.

Elevations and grades were discussed. Mr. Eames asked if borings had been performed. Mr. Taglianetti replied in the negative, noting that they had the results of previous borings on the site. Wastewater flows were discussed, with an estimate of 142,000 gallons per day. Mr. Lincourt stated that the contract with Fall River should allow for sufficient capacity, but that he will check. He noted that the future use of the Industrial Park must also be considered. Mr. Lincourt suggested that the applicant should look at replacing the proposed pump station with a gravity sewer line on Main Road. He noted that if a pump station is constructed, the Town will not take ownership. He added that he would share as-built information for the existing sewer system. Mr. Lincourt also suggested that the applicant should consider tying in residents on the north side of Souza Road, to prevent future disruption to the roadway cause by tie-ins.

Water service was discussed. It was noted that there is a 12-inch main on Fish Road and an 8-inch main on Main Road south of Souza Road. A 12-inch main is available on Main Road north of Souza Road. Mr. St. Laurent stated that a new 12-inch main is needed to connect Fish Road to Main Road. He noted that almost the entire site is within North Tiverton Fire District's boundaries. He stated that the frontage on Main Road, extending 500-feet into the site, was within the Stone Bridge Fire District's boundaries.

Chief Lloyd stated that he would like to keep the Fire Department part of the discussions regarding water. He stated that he would be advocating for cross fed mains with alternate water sources in order to ensure the adequacy of fire flow. He added that he is not in favor of dead end hydrants. Ms. Michaud stated that the Land Development and Subdivision Regulations require hydrants within 300-feet of a non-residential structure. Chief Lloyd also noted that fire equipment would need to be considered when establishing turn radii. He stated that the largest vehicle had approximately a 53-foot wheel base.

Mr. Taglianetti stated that they would work with National Grid to establish natural gas service.

Mr. Goncalo noted that Tiverton is a small community, and that this project could have a significant impact. He suggested that the applicant should provide a fiscal impact study, including impacts on Police and Fire services.

Architecture was very briefly discussed. Mr. Pierik stated that they would be working with an architect from Baltimore, and that they had already driven him through Town to get a feel for the aesthetic. He stated that the project would be unified in its aesthetic. Mr. Pierik also noted that there would be a phasing plan, but that the phases had not been determined yet.

The meeting concluded at approximately 11:20 A.M.

Prepared by: Kate Michaud

NOTICE TO PARTICIPANTS: The above is my understanding of the matters discussed. You are requested to review these items and advise, in writing, of any errors or omissions. If no comments are received, concurrence will be assumed.