

AD-HOC TECHNICAL REVIEW COMMITTEE MEETING NOTES
Plat 117 / Lot 101 – West Side of Main Road, North of Entrance to Villages on Mt. Hope Bay
April 14, 2014

An informal meeting was held at 9:00 A.M at the Tiverton Town Hall, Highland Road. Those present were:

Town Staff: Steve Berlucci, Director of Public Works
Rhett Bishop, Interim Building and Zoning Official
Kate Michaud, Planning Department Clerk / PB Administrative Officer
Matthew Wojcik, Town Administrator

Planning Board: Stephen Hughes, Chairman

Applicant: Kamal Hingorany, Engineer & Surveyor – Narragansett Engineering
(The property owner was not present.)

This informal meeting was held to discuss the proposed redevelopment of Plat 117 / Lot 101. The site currently contains a gasoline filling station, Dania, with an address of 887 Main Road. Mr. Hingorany described the proposed activities, which includes demolition of the existing structure on site and construction of a new 1,950 square foot building at the southern end of the property. The existing gas pumps and gasoline filling station use would be retained. The filling station would operate out of the new building, along with a proposed restaurant. Mr. Hingorany stated that the restaurant would be take-out only, as the proposed septic system would not be designed to support dining. He noted that soil evaluations had been performed, but that a septic system application had not been filed with RIDEM.

The process for review, based on the conceptual plans displayed, was discussed. (See Zoning Ordinance Article XX) Ms. Michaud indicated that it appeared that the project would fall within the lower threshold for Site Plan Review, meaning that review would occur within the setting of the Technical Review Committee. The project would fall within the upper threshold for Design Plan Review, meaning that the review would occur at the Planning Board with a precursor TRC review required. Various elements that would be reviewed by the Planning Board were discussed, including building design, lighting, signage and landscaping. None of these elements were depicted in the conceptual plan at this time. It was also noted that a RIDOT PAP (Physical Alteration Permit) might be required due to the addition of a new use (restaurant). No new curb cuts were proposed.

It was noted that the cul de sac at the rear of the property (western end) was not town property, but that the town has an easement as a result of the abandonment of the terminus of Old Main Road. Mr. Hingorany stated that there would be no structures located within the easement, but that drainage would tie into the existing catch basin. Mr. Berlucci requested pre-treatment before discharging to the catch basin, with a method for cleanout. Ms. Michaud agreed to research the town's easement in an effort to determine maintenance responsibility for any drainage structures within the easement area. Mr. Hingorany stated that diffusers would ensure that the rate of stormwater runoff from the site would not be increased.

Next steps: The applicant will prepare detailed plans for the Site Plan and Design Plan in accordance with Zoning Ordinance Article XX and the Planning Board's checklist. Both elements will be reviewed by the TRC, followed by a Planning Board review of the Design Plan.

The meeting concluded at approximately 9:45 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.