

**AD-HOC TECHNICAL REVIEW COMMITTEE MEETING NOTES**  
**LEBEAU DEVELOPMENT PLAN REVIEW**  
**April 30, 2014**

An informal meeting was held at 10:00 A.M at the Tiverton Town Hall, 343 Highland Road. Those present were:

*Town Staff:* Rhett Bishop, Alternate Building and Zoning Official  
Chief Thomas Blakey, Tiverton Police Department  
Chief Robert Lloyd, Tiverton Fire Department  
Kate Michaud, Planning Department Clerk / PB Administrative Officer  
Matthew Wojcik, Town Administrator

*Planning Board:* Stephen Hughes, Chairman  
Stuart Hardy, Vice Chairman  
Peter Moniz

*Consulting Engineer:* Deirdre Paiva, PE (Commonwealth Engineers and Consultants)

*Applicant:* Randy J. and Holly A. Lebeau

*Applicant's Engineer:* Neal Hingorany (Narragansett Engineering)

This informal meeting was held to discuss the proposed construction of a new 8,000 square foot building on the southwest corner of Haskins Avenue and Main Road (Plat 117 / Lot 224). The parcel is currently vacant. The use is proposed as a 3,500 square foot retail space and a 4,500 square foot shooting range. A memorandum had been received from Mr. Bishop indicating that this was a permitted use within the General Commercial Zoning District.

Mr. Hingorany noted that a previous soil evaluation had been used for the conceptual lot and drainage design, and that the parcel had not been surveyed yet. He stated that the proposed building had been aligned with Main Road, with parking and drainage in the rear. Two infiltration areas were depicted in the rear of the lot, which would be designed in accordance with the RIDEM (RI Department of Environmental Management) Stormwater Regulations. Ms. Michaud noted that it would be important to handle all drainage on site. Mr. Hingorany noted that the General Commercial Zoning line splits the site, and that parking and building would occur within the GC portion. He stated that there are sidewalks on Main Road in this area and that there is a fire hydrant located across the street.

The lot currently contains scrub vegetation, as it was cleared approximately three (3) years ago. Mr. Lebeau noted that there were some large trees in the rear of the property that he intended to preserve. It was noted that supplemental buffering may be required and that landscaping must be shown on the plans. It was also noted that lighting must not interfere with neighboring parcels. Building design was discussed, with the need to create a connection with the street and conformity with the character of the neighborhood. Mr. Lebeau stated that the building would be of metal construction, but that the front could be made to look attractive. He noted that a hallway would run along one side of the building, and if that side faced the street windows could be installed. Ms. Michaud suggested exploring options such as awnings. Mr. Hardy suggested that the roofline would be important. He provided Mr. Lebeau with a printed copy of the draft commercial form-based code report. Mr. Hardy noted that while the document had not been formally approved yet, it would provide guidance for the applicant in the design elements encouraged (and discouraged) by the Planning Board.

Parking was briefly discussed, with Mr. Lebeau noting that there might be too many parking spaces proposed. He stated that the parking area would be pervious. Mr. Lebeau stated that the retail space would contain a gun shop, which he would be moving from another area of Main Road. In addition, eight (8) shooting lanes were proposed. Construction of the building would be performed by Action Target, a Utah company that specializes in this field. (See: [www.actiontarget.com](http://www.actiontarget.com) for more information about the company.) Mr. Lebeau noted that the ventilation system would be contained within the building, not outside, and that the vent itself would be muffled. He stated that there is a similar facility in Coventry, RI (Mid-State) and that noise is not a problem. He urged TRC members to visit the Coventry

location. Mr. Lebeau stated that he anticipated having four (4) employees. A RSO (Range Safety Officer) would be on site, with a shooter / RSO ratio maintained. Photo ID cards would be issued to those seeking to use the shooting range, and an education program would be required. Mr. Lebeau stated that safety would be of utmost importance.

Mr. Hughes asked if there was a process for State licensing and inspection. Mr. Lebeau replied that he was not aware of any, adding that the EPA (Environmental Protection Agency) would monitor air quality. Mr. Hughes asked how the Town could ensure that there would be no changes to the interior that could affect the safety of the building. Chief Lloyd asked if there would be some sort of annual certification by the manufacturer for insurance purposes. Mr. Lebeau replied that the range would be constructed with AR steel that carries a lifetime warranty. He added that the air filters would need to be changed yearly. Mr. Bishop noted that he believed that State law allows the Town to license such a facility, and that inspections could be handled through licensing.

Chief Blakey asked if there would be powder and reloading on site. Mr. Lebeau replied in the negative. Chief Blakey expressed concern regarding safety, particularly during the off-hours. Chief Lloyd advised the applicant to be sure that his contractor was using the RI Building and Fire Codes. More detailed discussion regarding security and fire codes could not occur without more information regarding the building layout and construction. Mr. Bishop noted that this would be a supervised "128" construction project as per R.I.G.L. Section 23-27.3-128.0 Design and Construction Procedures. He suggested that any building permit applications should include a cover sheet citing the codes used, egress, occupancy load, wind zone and energy code.

Access, which was proposed via Haskins Avenue, was briefly discussed. It was noted that sight distances would need to be depicted and maintained, which may necessitate a shifting of the proposed building location. "No Parking" signs along the south side of Haskins Avenue in the area near the intersection may be required. Commonwealth Engineers and Consultants will review plans once they are formally received, including stormwater and sight distance. Ms. Paiva confirmed that the RI Stormwater Management manual would be used. Mr. Hingorany replied in the affirmative, noting that infiltrators would handle roof runoff and the parking area. A RIDEM UIC (Underground Injection Control) permit would be required.

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 and the Planning Board.

The meeting concluded at approximately 10:55 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.*