

AD-HOC TECHNICAL REVIEW COMMITTEE MEETING NOTES
LJ SYLVIA – FISH ROAD
PLAT 105 / LOT 108
July 9, 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
John Lincourt, Wastewater Management Superintendent
Robert Lloyd, Fire Chief
Kate Michaud, Planning Department Clerk / PB Administrative Officer

Planning Board: Susan Gill
Stephen Hughes, Chairman

Applicant: LJ Sylvia

The subject of the meeting was proposed construction of a new 1,920 square foot commercial / industrial building located at Plat 105 / Lot 108, on the east side of Fish Road, north of Eagleville Road in the Industrial (I) Zoning District.

Ms. Michaud noted that Zoning Ordinance Article XX outlines the trigger points for Planning Board review of new construction within the commercial/industrial districts. The subject petition does not reach the trigger point for a Site Plan review. Design Plan Review is required, unless a waiver is granted through the concurrence of the building official, town planner and the administrative officer. “Projects granted such waivers will be referred to the technical review committee for design or other assistance through an informal review.” (CDA: 77) Copies of the design plan elevations were distributed to the TRC in advance of this meeting.

Mr. Bishop stated that more detail would be needed on the plans for a building permit application. For example, he would need more detail regarding the use of the bottom floor of the building. Mr. Sylvia stated that more detail would be added and any fire code issues would be addressed. Mr. Bishop stated that a “wet stamp” from a design professional would be required, with a cover page citing which codes have been used to draft the plan. Chief Lloyd noted that if there are areas where the Fire Code (2012 version) and Building Code (2013 version) conflict, the most stringent code would apply. Chief Lloyd stated that he would also need more detail for a building permit, including floor layout, bathrooms, heating systems and separation between units. Ms. Michaud asked if the site entrance (apron) would be paved. Mr. Sylvia replied in the affirmative.

Ms. Michaud reviewed the criteria for a Design Plan, as listed in Zoning Ordinance Article XX, Section 6.b. (CDA:81). She opined that the criteria had been met and that the visual impact would not be significant, and therefore she would be in favor of issuing a waiver. She noted that the proposed building was very similar to the recently constructed buildings on either side of this lot. There were no objections from the members of the TRC.

Next steps: A written waiver from the requirement for a formal Design Plan review will be drafted, signed and filed. The applicant will proceed with gathering the information necessary for a building permit application.

The meeting concluded at approximately 10:30 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.