

**AD-HOC TECHNICAL REVIEW COMMITTEE MEETING NOTES**  
**ROCHA – 427 FISH ROAD**  
**May 19, 2014**

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

*Town Staff:* Steve Berlucci, Director of Public Works  
Thomas Blakey, Chief of Police  
Rhett Bishop, Alternate Building and Zoning Official  
Kate Michaud, Planning Department Clerk / PB Administrative Officer

*Planning Board:* Stephen Hughes, Chairman

*Applicant:* Todd Chaplin, PE, PLS – Mount Hope Engineering

On May 19, 2014 an Ad-Hoc TRC meeting was held regarding a potential two-lot Minor Subdivision located at Plat 112 / Lot 258, on the west side of Fish Road and the east side of Richard Drive. The application seeks subdivide the parcel leaving a single-family dwelling on one lot (427 Fish Road) and proposing a new single-family dwelling for the other lot.

Mr. Berlucci noted that the drainage line existing off of the northern edge of the constructed portion of Richard Drive would need to be explored, and might need replacement by the applicant in order to support travel. The extension of Richard Drive would need to be improved to town standards in order to provide frontage for the new lot. Mr. Berlucci indicated a preference for a paved surface to the applicant's property line. Mr. Chaplin noted that only 99.85' of frontage existed on the unconstructed "paper" portion of Richard Drive. Mr. Bishop indicated that a Zoning variance would be required, as 120' of frontage is required. A discussion ensued regarding the "temporary" turnaround depicted on the original recorded subdivision plan (Plan Book 13, Page 1 – recorded January 28, 1970 – copy attached). It was suggested that this turnaround would not provide adequate frontage for the proposed lot, even if it did exist as depicted on the plan. Both proposed lots would be conforming by lot area.

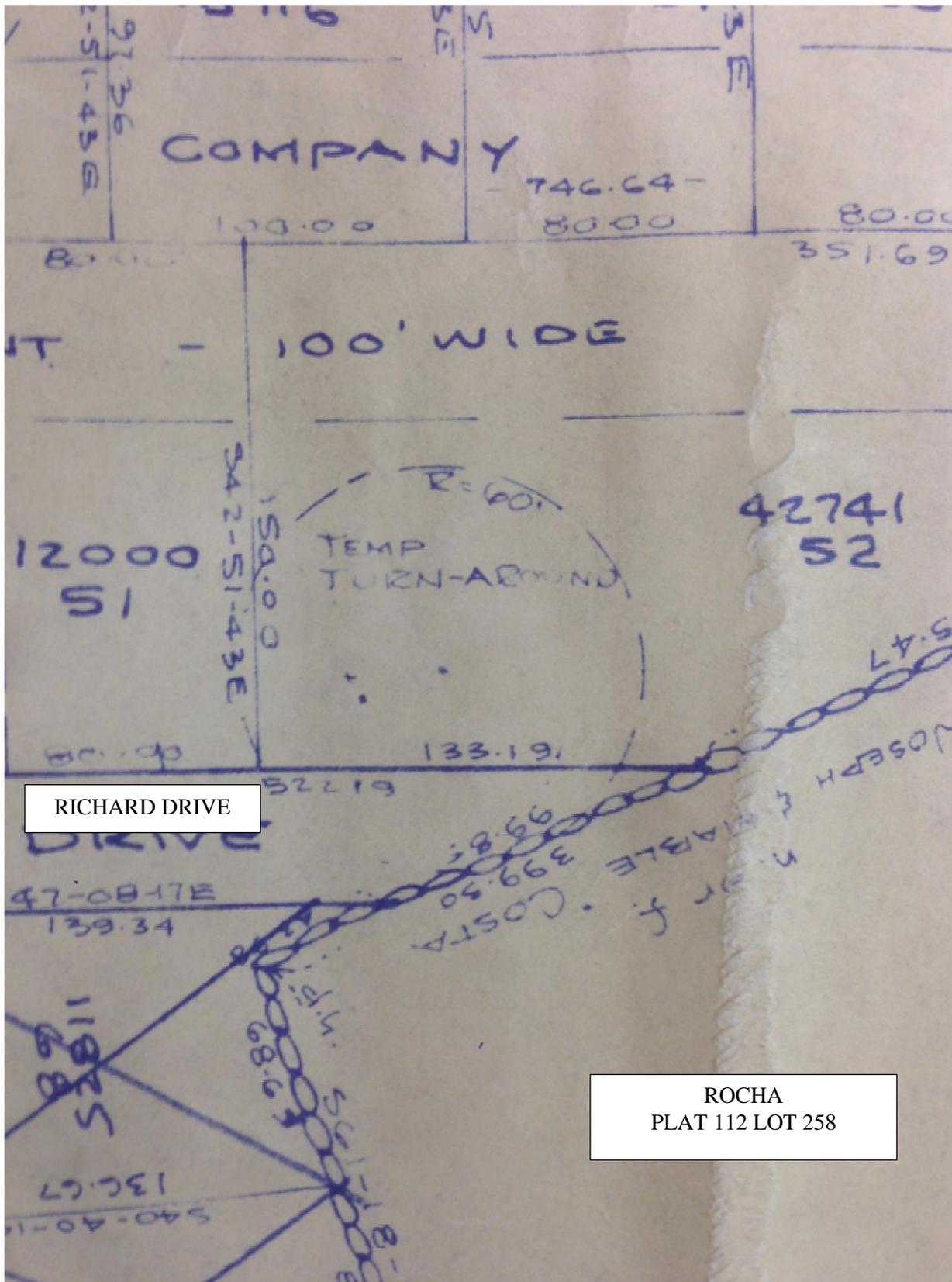
Mr. Chaplin described the turnaround area proposed on the new lot for use by public safety vehicles. He was advised to discuss the dimensions and layout of the turnaround with the Fire Department prior to filing a formal application.

Next steps include: The applicant will prepare a Minor Subdivision Preliminary Plan application in accordance with the Subdivision Regulations and the Planning Board's checklist. The precedence of approvals states that the a Conditional Preliminary Plan approval by the Planning Board will be required prior to application to the Zoning Board for dimensional relief for the frontage on Richard Drive.

The meeting concluded at approximately 10:45 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.



RICHARD DRIVE

ROCHA  
PLAT 112 LOT 258

