

**AD-HOC TECHNICAL REVIEW COMMITTEE MEETING NOTES**  
**LACH DEVELOPMENT PLAN REVIEW**  
**May 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  
Chief Thomas Blakey, Tiverton Police Department  
Chief Robert Lloyd, Tiverton Fire Department  
Kate Michaud, Planning Department Clerk / PB Administrative Officer  
Matthew Wojcik, Town Administrator

*Applicant:* Gregory Lach

On May 9, 2014 an Ad-Hoc TRC meeting was held regarding potential new construction located at Plat 310 / Lot 152, 2354 Main Road. A memo dated April 29, 2014 had been received from Mr. Bishop indicating that the proposed use was permitted. The structure would contain a two-bedroom dwelling unit and a 70-square foot office with attached bathroom. The two uses would not be connected and the office use would have the sole access to the basement area.

This parcel is located on the east side of Main Road and the south side of Old Bulgarmarsh Road within the General Commercial (GC) Zoning District. An existing mixed-use structure is located on the parcel and houses several businesses and a dwelling unit. The applicant proposes to replace the existing 200 square foot garage with a two story mixed-use structure with a 576 square foot footprint. Zoning relief would be required for the pre-existing non-conforming setback to the easterly property line. The rebuilt structure would not be closer than the existing structure, but relief would be required. Mr. Lach stated that the septic system design had been approved (RIDEM Application #1233-0251) and that the design would accommodate all of the existing and proposed uses.

Parking was discussed, and that applicant stated that he would provide a parking plan. He stated that all required parking would be contained on site. It was noted that on street parking has been a concern in this area. Mr. Lach indicated that this parking was generated by the nearby, and very popular, Evelyn's Restaurant.

Topography and runoff was briefly discussed. It was noted that the increase in impervious surface was small and the paved parking area was existing. Building coverage would be well below the limits allowed by Zoning. Mr. Berlucchi indicated that he had no existing drainage concerns. Mr. Lach stated that he owned the undeveloped lot to the south. I asked if he planned to merge the two lots. Mr. Lach replied in the negative.

Next steps: The applicant will prepare an application for Design Plan Review in accordance with Zoning Ordinance Article XX and the Planning Board's checklist. Based to the size of the proposed building and the square footage of the proposed site alterations, the threshold for Site Plan review was not met.

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.*