

AD-HOC TECHNICAL REVIEW COMMITTEE MEETING NOTES
LEBEAU DEVELOPMENT PLAN REVIEW
September 8, 2014

An informal meeting was held at 3:00 P.M. at the Tiverton Town Hall, 343 Highland Road. Those present were:

Town Staff: Rhett Bishop, Alternate Building and Zoning Official
Chief Robert Lloyd, Tiverton Fire Department
Kate Michaud, Planning Department Clerk / PB Administrative Officer

Planning Board: Stephen Hughes, Chairman
Stuart Hardy, Vice Chairman
Susan Gill
Edward Campbell

Applicant: Randy J. Lebeau

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. The main purpose of this TRC meeting was to discuss the Design Plan portion of the Development Plan. Mr. Lebeau was present with a scale model of the building, along with color samples and a reduced scale mockup of a false window proposed for installation along the Main Road frontage of the building.

The design of the building was discussed. Mr. Lebeau was advised that the building must maintain a 25-foot front yard setback, and a 5-foot side yard setback, in accordance with the new Zoning District requirements (Neighborhood Business or NB). Other design elements were suggested, such as:

- Add plantings to the front of the building to break up the façade of the building. It was suggested that arborvitae or something similar could be planted in between the false window boxes.
- Add glass to the false window boxes to create a greater illusion that the window is real. Mr. Lebeau stated that he had originally intended to install real windows along the façade, but that the cost was prohibitive.
- Move the retail door to the front (Main Road side) of the structure to create a connection to Main Road.
- Eliminate unnecessary parking spaces, thereby reducing the size of the required drainage system. It was noted that parking requirements are based on Net Leasable Area.
- Those present strongly suggested revising the pitch of the proposed metal roof from a 1-pitch to a 3-pitch. Mr. Lebeau indicated that this would increase costs considerably.
- Those present suggested that the building façade should be broken up utilizing varied colors or textures to create visual interest.
- The proposed location of the mechanical equipment must be depicted on the plan with the appropriate screening.

Ms. Michaud agreed to email a summary of the site changes to engineer Neal Hingorany of Narragansett Engineering so that he may revise the Site Plan. A review letter had also been received from the Planning Board's consulting engineers, Commonwealth Engineers and Consultants. This letter, dated August 27, 2014, contained a number of corrections to the plan.

Next steps: The applicant will revise his plans for submission to the Planning Board in anticipation of the October 7 meeting.

The meeting concluded at approximately 4:00 P.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.