

The Town Council of the Town of Tiverton, County and State aforesaid held a Special Meeting including a Joint Workshop with the Planning Board on Monday, the 29th day of April 2013 at 7:00 p.m. at the Tiverton Town Hall, 343 Highland Road.

**MEMBERS PRESENT:**

Councilor President Roderick, Vice-President deMedeiros, Councilor Arruda, Councilor Chabot, Councilor Gerlach .Councilor Lambert . Councilor Pelletier arrived at 7:25 p.m.

Town Solicitor Andrew M. Teitz and Town Administrator James Goncalo were also present.

**1. Call To Order**

Council President Roderick called the Special Meeting/Joint Workshop to order with a pledge of allegiance to the flag. Town Clerk Nancy Mello conducted the roll call for the Town Council.

**2. Introduction of Assistant Town Solicitors**

Town Solicitor Andrew Teitz introduced Peter Ruggiero who works with the Planning Board and Zoning Board, has worked several years for the Town; also a Solicitor in other communities, Attorney David Petrarca fills in when necessary. Scott Ritch works on construction contracts, leasing, commercial transactions, and banking; is one of the partners in Ursillo, Teitz and Ritch. Nancy Letendre works on ordinances, planning, zoning, and back-up for prosecution in District Court and Municipal Court has worked in the firm for 17 years and is also a certified planner. Christina Senno works on litigation drafting, commercial transactions and banking, and research. Troy Costa , who has worked with the firm for 16 years, on real estate transactions, closings, conciliation, Massachusetts litigation. Recently worked on Ranger and Nonquit closings. Not Present: Michael Ursillo – Labor, probate, and back-up for general municipal matters, Gina DiCenso – Municipal Court prosecutions, civil litigation, and back-up for Town Council meetings and labor matters and John Bernardo (Subcontractor) – District Court prosecutions and civil litigation.

**Attendance at Planning Board Meeting**

Members of Council attended Joint Workshop at Planning Board meeting to ask any general questions they may have regarding the concept plan.

**Joint Workshop With Planning Board**

<b><u>Caprionato Group, LLC</u></b>	<b><u>Petition:</u></b>	<b><u>Pre-Application/Informal Concept Plan</u></b>
<b><u>(Under Agreement to Purchase)</u></b>	<b><u>Location:</u></b>	<b><u>S/S Souza Road, N/S Route 24, E/S Main Road</u></b>
<b><u>1414 Atwood Avenue</u></b>		<b><u>R-40 Zoning District</u></b>
<b><u>Johnston, RI 02919</u></b>		<b><u>Plat 110/Lot 102 &amp; Plat 301/Lot 220</u></b>
		<b><u>Development Tiverton Crossings</u></b>
<b><u>(Retail/Office / Residential/Hotel/Restaurant)</u></b>		<b><u>Mixed-Use Major Land Development</u></b>

Steve Hughes, Planning Board Chairman opened the Planning Board Special Meeting. Kate Michaud, Planning Board Administrative Officer conducted the roll call for the Planning Board. Chairman Steve Hughes, Vice – Chairman Stuart Hardy, Peter Corr, Rosemary Eva, Carol Guimond, David Holmes, Peter Moniz and David Saurette were in attendance, Patricia Cote was absent. Deidre Paiva from Commonwealth Engineering and Ken Buckland from the Cecil Group were also in attendance. The Concept Plan is called Tiverton Crossings and is a mixed use major land development. Chairman Hughes reminded the audience, will not be taking commentary or comments that will be done at the Master Plan stage. At this time Planning Board member Peter Corr recused. Attorney Tom Moses representing the Caprionato Corporation introduced Joe Pierik (Boston Office), Terry Coates (New Development), David Taglianetti. Mr. Pierik explained this would be a major development with retail, office, residential units and underground parking, a unique project that could take up to ten years for full build out depending on market conditions. Caprionato is committed to the long term, had been here for over 50 years. Kelly Coates, Caprionato, introduced several employees working on this project based in RI. Not a fan of the tolls, the project would be on the west side of Main Road, the south side of Souza Road from Main to the Viti car dealership. Wetlands would encompass some areas. Retail extends vibrancy, will not be a big box retail area; largest retail area is 45,000 square feet. South County Commons would be a similar version. At the start of the project would cut some of the stone down on Route 24, currently have two or three landowners involved, may have four at the end. The front door will be on Main Road, will lead to a conference facility, hotel, parking will be

completely underground. Coming into the development via a rotary, to the right is Route 24 and retail, on the left the two story office over retail. Set back of 60 sq. with sidewalks and greens, will be no closer than 90 sq. from the street. The amount of green on the plan is significant, buffers on Souza for wetlands and will look pretty much the same as it does now, however property values in the area will go up significantly. Can have larger functions for businesses, not present in Tiverton now. The access plan will be reviewed constantly, theoretically the traffic will come in from Route 24; some traffic will come from Fish. Not looking for \$1 from the community, can be a major tax generator and employment generator for Tiverton. Projected tax revenue at full build out between \$1.6 to 2million per year. Most of the jobs will be generated in retail and office; will attract one or two national companies. Will seek approvals from DEM, RIDOT (curb cuts), permits from the community and Council approvals. A Multi Use Proposed Development (MPD) could be used for zoning to retain certain aspects of the development.

Several questions were posed by members of the Planning Board; traffic, a major concern, questions the roadway improvements. Mr. Coates explained the final determination will be made through the planning process for Fish, Main and Souza Roads. Aware of the historic distinction, do not want to change the rural feel of Main Road, respect the historic district with stone walls and stone signage. The Industrial Park was considered, have a proposal for development before the Council for that area. Permitting process would take approximately one year, anticipate the infrastructure first, phasing the plan has to be approved by the Planning Board. Will have to meet the requirements the community imposes, ledge reduction would be done as part of the up-front part. See this as a quality development, can creatively work through the MPD given the height of the structure. The hotel will be well set back, there is a good market here, an amenity for the community, will draw from Newport and those communities, primarily a business hotel.

The retail will have the concept of shared parking, a different peak for office and retail, a modified parking standard. High end residential, not family oriented; anticipate the rents in the \$2,000 range. Project a clapboard type element, will work with the Planning Board on the buffers. Know the water pressure is an issue, engineers did a base line evaluation, is doable. In a similar development in Scituate constructed a sewer treatment facility for that development; will work on the natural gas aspect. Want to create a special zone just for this project, has been done in several other communities. Attorney Moses explained, South Kingstown developed a specific zone, is a reasonable approach, not asking for general commercial. President Roderick thanked Mr. Coates for the presentation, requested questions from the Council. Councilor Gerlach questioned the public safety aspect of the project. Mr. Coates explained, willing to work with the Town, trying to mitigate any negative impacts of the project, very amenable to working with the community. Diminished impact on the Police Department will provide security and be well lit. President Roderick questioned the blasting of the ledge. Mr. Coates explained approximately 20 feet; on the North Route 24 side will be leveled. There were no other questions from the Council at this time.

Solicitor Teitz explained, as was previously indicated, there will be other meetings where the public will have the opportunity to speak during the Master Plan stage. Assuming this goes forward, goes before the Council to ask for a zoning change, a Comp Plan change would be another public hearing before the Council, then back to the Planning Board for a preliminary public hearing, takes at least three full stages. Attorney Moses explained, the intent was to come for the Master Plan, Comprehensive Plan and the zoning change. Will work with Solicitor Teitz and Ruggiero on these, suggest future workshops. Ms. Eva suggested a site walk, Chairman Hughes agreed, would be a good idea. Councilor Gerlach questioned other negative impacts especially affecting business already in existence; do not want to drive others out of business. President Roderick thanked all; closed the workshop portion of the special meeting.

At this time Councilor Roderick called for motion to adjourn the workshop.

**ADJOURNMENT:**

Councilor Pelletier motioned, seconded by Councilor deMedeiros to adjourn. The motion passed unanimously.

The meeting adjourned at 8:40 p.m.

**A True Copy.**

**ATTEST:** \_\_\_\_\_

Nancy L. Mello, Town Clerk