

TIVERTON PLANNING BOARD

TIVERTON, RHODE ISLAND 02878



TOWN HALL
343 HIGHLAND ROAD
WEDNESDAY, October 12, 2005
7:00 P.M.

Note: Petitions may not be reviewed beyond 9:30 P.M. in order to address the Administrative Officer and Planning Board agenda items. Therefore, all petitions may not be heard.

1. Cynthia Lima
c/o Kenneth Tremblay, Esq.
PO Box 52
Portsmouth, RI 02871
Petition: Administrative Subdivision Referred from the
Administrative Officer
Location: 58 Kenny Drive
Re: Adjustment of Lot Lines
2. Countryview Estates, LLC
325 Hurst Lane
Tiverton, RI 02878
Re: License Renewal - Town Council Referral - Cont'd
Location: S/S Hurst Lane
Development: Countryview Estates - Manufactured Housing
Elderly Community (MHEC)
3. Chee Laureanno
c/o Eric P. Chappell, Esq.
171 Chace Road, PO Box 8
Portsmouth, RI 02871
Re: Outstanding Issues Addressed at 12/14/04 Meeting - Cont'd
Development: Beech Tree Hill Subdivision
Location: E/S Main Road
4. Gregory Mello (Applicant)
G.J.T. Realty, Inc. (Owner)
1631 Fish Road
Tiverton, RI 02878
Petition: Minor Subdivision (No Road Required) - Final Plan
Review
Location: W/S Fish Road (Surrounded by Viking Stone Parcel)
Development: 2 Lots
5. Salibi Realty, LLC &
Kostantinos Frangakis
983 County Street
Taunton, MA 02780
Re: Site Plan Review & Design Plan Review for a Retail Fast
Food Store (Dunkin' Donuts) - (Zoning Code - Article XX -
Development Plan Review) - Cont'd - Remanded from the
Zoning Board Acting as the Board of Appeal
Location: Intersection of Wm. Canning Blvd. & Stafford Road
6. Judith S. & Ronald M. LeFrancois
138 Maple Drive
Tiverton, RI 02878
Petition: Minor Subdivision (No Road Required) - Preliminary
Plan Review (2 Lots) - Cont'd
Location: Intersection of Maple Drive & Hemlock Street
Development: Woodland Terrace - Section D (TC - Waived)
7. F&J Realty Ltd. Partnership (Owner)
JPS Realty Mgmt. LLC (Applicant)
3626 Main Road
Tiverton, RI 02878
Petition: Major Subdivision (Road Required) - Preliminary
Plan Review - Public Hearing - Cont'd
Location: W/S Lake Road, North of Ledoux Lane
Development: Winterberry Woods (35 Lots) (TC - 12/13/05)

8. TLT, LLC (Applicant)
Clifford W. & Henry G. Johnson (Owners)
c/o Paul Laurienzo
148 Thayer Drive
Portsmouth, RI 02871
- Petition: Major Subdivision (Road Required) - Rural Residential Subdivision - Master Plan Review - Public Information Meeting - Cont'd
Location: E/S Main & S/S Hayden Avenue
Development: Harbor Ridge (14 Lots) (TC - Waived)
9. Northborough Realty Holdings, LLC
401 Lowell Street, Unit 6
Lexington, MA 02420
- Petition: Informal Concept Plan Review - Cont'd from July
Location: E/S Main Road, North of Souza Road
Development: Bayview (3-unit Retail "Strip Mall" and 50-unit Multifamily Residential Complex)
10. Administrative Officer
- A. Administrative Officer's Report
B. Miscellaneous
1. Sewer Ordinance Update
 2. Proposed Zoning Ordinance Amendment – Article XIV Nonconforming Development - Cont'd by TC
 3. Proposed Zoning Ordinance Amendment - Article XXII - Low & Moderate Income Housing - 1% Increase Limitation
11. Tiverton Planning Board
- A. Starwood Tiverton, LLC (N/F Starwood Capital Group, LLC)
Request for Surety Reduction Based on Construction Progress
- B. Planning Consultant's Items
1. Comprehensive Community Plan
 2. Low/Moderate Housing Article & Affordable Housing Plan - State Agencies Comments & Response
 3. Miscellaneous
- C. Correspondence
D. Miscellaneous
- a. Budget 2005-2006 (Due - 10/7/05)
- E. Approval of Minutes: August 2, 2005 (Special Meeting)
August 9, 2005
August 25, 2005 (Special Meeting)
September 13, 2005
September 29, 2005 (Special Meeting)
October 4, 2005 (Workshop)
- F. Adjournment

Individuals requesting interpreter services for the hearing impaired **MUST** call 625-6718 seventy-two (72) hours in advance of the meeting.

A portion of this meeting may be held in executive session pursuant to the Rhode Island Open Meeting Law, Section 42-46-5(a) of the General Laws of Rhode Island, 1956 (1977 re-enactment) as amended.

The above location is accessible to the handicapped.