

# TIVERTON PLANNING BOARD

TIVERTON, RHODE ISLAND 02878



**TOWN HALL  
343 HIGHLAND ROAD**

**July 11, 2006**

**6:30 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. Tiverton Planning Board  
Re: Closed Executive Session with the Town Solicitor  
1. McInnis Litigation – RIGL 42-46-5(2)
2. GHJ Investment LLC  
1803 So. Australian Ave, Suite A  
West Palm Beach, FL 33409  
Re: Expiration of Surety (8/1/06)  
Location: Ford Farm Subdivision  
Development: The Estates of Mount Hope Bay
3. The Tiverton Land Trust & The Nature Conservancy  
c/o Patricia Sylvester  
301 Winnisimmet Drive  
Tiverton, RI 02878  
Petition: Administrative Subdivision Referred by Administrative Officer  
Location: Maps 2-6 & 2-7, Block 117, Cards 19 & 21 - Perimeter Survey
4. Hugh J. & Kristen J. O'Mara  
557 Lake Road  
Tiverton, RI 02878  
Petition: Minor Subdivision (No Road Required) – Concept Plan Review  
Location: E/S Lake Road  
Development: 2 Lot Subdivision
5. Abel Hart Commons, Inc.  
c/o John Kinnane  
271 Stoney Hollow Road  
Tiverton, RI 02878  
Petition: Major Subdivision (Road Required) - Rural Residential Development – Final Plan Review  
Location: N/S East Road  
Development: The Bliss Homestead (9 Lots) (TC – 8/14/06)
6. Ralph Campanelli (Applicant)  
Cottrell Homestead Co., LLC (Owner)  
c/o Jeremiah Leary  
1340 Main Road  
Tiverton, RI 02878  
Petition: Major Subdivision (Road Required) – Revised Master Plan Review  
Location: W/S Fish Road, E/S Church Pond Drive, S/S Mountain Laurel Lane  
Development: 61 Residential Lots (TC – 11/21/06) (Public Information Meeting Required)
7. Judith S. LeFrancois  
138 Maple Drive  
Tiverton, RI 02878  
Petition: Minor Subdivision - (Road Required) - Preliminary Plan Review (5 Lots)  
Location: Intersection of Maple Drive & Hemlock Street  
Development: Woodland Terrace Section D (TC – 10/12/06)
8. Countryview Estates, LLC  
325 Hurst Lane  
Petition: Major Subdivision (Road Required) – Second Revision of Conditionally Approved Preliminary Plan due to

Tiverton, RI 02878

Invalid Existing Elevations

Location: South of Watuppa Avenue, South of Bullfrog Lane  
Development: Watuppa Plantation (14 Lots on 11.64 +/- acres)  
(TC – 12/16/06) (Public Information Meeting  
Required)

9. F&J Realty Ltd. Partnership (Owner)  
JPS Realty Mgmt. LLC (Applicant)  
3626 Main Road  
Tiverton, RI 02878
- Petition: Major Subdivision (Road Required) – Final Plan Review  
Location: W/S Lake Road, North of Ledoux Lane  
Development: Winterberry Woods (35 Lots) (TC – 8/29/06)
10. Northborough Realty Holdings, LLC  
401 Lowell Street, Unit 6  
Lexington, MA 02420
- Petition: Major Land Development - (Road Required) – Master Plan Review – Cont'd – Public Information Meeting  
Location: E/S Main Road, North of Souza Road (Former Bouchard Property)  
Development: Bayview (Residential Lot - 10 Buildings – 52 Condominium Units) (TC - 9/15/06)
11. Northborough Realty Holdings, LLC  
401 Lowell Street, Unit 6  
Lexington, MA 02420
- Petition: Major Land Development - (Road Required) – Final Plan Review  
Location: E/S Main Road, North of Souza Road (Former Bouchard Property)  
Development: 2 Lots (TC – 9/15/06)
12. Administrative Officer
- A. Administrative Officer's Report  
B. Miscellaneous  
    1. Proposed Zoning Amendment(s) - Cont'd:  
        Article II – Definitions  
        Article V – District Dimensional Regulations  
        Article VII – Substandard Lots of Record
13. Tiverton Planning Board
- A. Referral from Town Council – RIDOT Surplus Property – Two (2) Parcels Adjacent to Nannaquaket Bridge, Main Road and Manchester's Seafood  
B. Starwood Tiverton, LLC (N/F Starwood Capital Group, LLC) - Request for Surety Reduction Based on Construction Progress  
C. Planning Consultant's Items  
    1. Miscellaneous  
D. Correspondence  
E. Miscellaneous  
F. Approval of Minutes: April 3, 2006 (Joint Workshop)  
    April 17, 2006 (Joint Workshop)  
    June 13, 2006  
    June 13, 2006 (Executive Session)  
    June 27, 2006 (Special Meeting)  
G. 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.**