

TIVERTON PLANNING BOARD

TIVERTON, RHODE ISLAND 02878



TOWN HALL 343 HIGHLAND ROAD

June 5, 2007

7:00 P.M.

Note: Petitions may not be reviewed beyond 9:00 P.M. in order to address the Administrative Officer and Planning Board agenda items. Therefore, all petitions may not be heard.

1. Countryview Estates, LLC
c/o Davis Logan
325 Hurst Lane
Tiverton, RI 02878
Re: Annual License Renewal (6/30/07)
Location: Countryview Estates (MHECD)
2. GHL Investment LLC
1803 So. Australian Ave, Suite A
West Palm Beach, FL 33409
Re: Ford Farm Subdivision - Surety & Completion of
Development and As-Built Plans - Cont'd
Location: Ford Farm Subdivision
Development: The Estates of Mount Hope Bay
3. Ralph Campanelli (Applicant)
Cottrell Homestead Co., LLC (Owner)
c/o Jeremiah Leary
1340 Main Road
Tiverton, RI 02878
Re: Set Amount of Surety for Cottrell Farms Subdivision – Phase 1
and Phase 2
Location: W/S Fish Road, E/S Church Pond Drive, S/S Mountain
Laurel Lane
4. David A. & Jennifer A. Medeiros
1253 East Road
Tiverton, RI 02878
Petition: Minor Subdivision – (No Road Required) – Preliminary
Plan Review
Location: S/S East Road
Development: 2 Lots – (TC – 7/5/07)
5. Lawrence & Edna M. Tavares
85 Lake Road
Tiverton, RI 02878
Petition: Minor Subdivision – (No Road Required) – Preliminary
Plan Review
Location: E/S South Lake Road
Development: 2 Lots – (TC – 7/8/07)
6. Joel Camara
48 Common Fence Boulevard
Portsmouth, RI 02871
Re: Site Plan Review & Design Plan Review for a Commercial
Building – (Zoning Code - Article XX - Development Plan
Review)
Location: E/S Fish Road - (TC – TBD – 65 days from C of C)
7. Daniel J. & Jean M. Puerini
596 Nanaquaket Road
Tiverton, RI 02878
Petition: Minor Subdivision – (No Road Required) – Preliminary
Plan Review
Location: E/S Nanaquaket Road
Development: 2 Lots – (TC – TBD – 65 days from C of C)

8. Northborough Realty Holdings, LLC
401 Lowell Street, Unit 6
Lexington, MA 02420
- Petition: Major Land Development - (Road Required) – Preliminary Plan Review
Location: E/S Main Road, North of Souza Road (Former Bouchard Property)
Development: Bayview (51 Residential Units) – (TC - TBD – 120 days from C of C)
9. Northborough Realty Holdings, LLC
401 Lowell Street, Unit 6
Lexington, MA 02420
- Petition: Major Land Development - (Road Required) – Final Plan Review – Cont’d
Location: E/S Main Road, North of Souza Road (Former Bouchard Property)
Development: 2 Lots (TC – 8/22/07)
10. Administrative Officer
- A. Administrative Officer’s Report
B. Miscellaneous
1. Zoning Map & Ordinance Amendments to Correct Inconsistencies with the Comprehensive Community Plan – Cont’d
 - a. Zoning Map Amendments*
 - 1.) W to GC - W/S Main Road & E/S Old Main Road
 - 2.) HC to R-40 - S/S Souza Road
 - 3.) Update OS Zone - Town-wide
 - b. Zoning Ordinance Amendments
 - 1.) Article II - Definitions, Section c. (104, etc.)
 - 2.) Article IV - District Use Regulations
 - 3.) Article V - District Dimensional Regulations
 - 4.) Article VI - Other District Regulations, Section 8.b. & 8.f. - Unaccepted Streets & “Standards for Unaccepted Streets”
 - 5.) Article XVIII - Zoning Officer, Section 1.c.
11. Tiverton Planning Board
- A. Starwood Tiverton, LLC (N/F Starwood Capital Group, LLC) - Request for Surety Reduction Based on Construction Progress
B. Town Planner’s Items
1. Article V - District Dimensional Regulations – Status
 2. Discussion of Critical Habitat Areas Noted in the Comprehensive Plan – Possible Zoning & Subdivision Amendments per A. Teitz, Esq.
 3. Miscellaneous
- C. Correspondence
D. Miscellaneous
1. Planning Board’s Recommendation to the Town Council Regarding Appointment of the Administrative Officer per Article III, Sec. 23-6 a. - effective July 1, 2007 – Cont’d
 2. Watuppa Plantation Sewer – Public vs. Private & Future Site Walk
- E. Approval of Minutes: May 1, 2007
F. Closed Executive Session
1. Litigation – RIGL 42-46-5(2)

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.

* *Zones Referenced Above:*

W = Waterfront

GC = General Commercial

HC = Highway Commercial

R-40 = Medium Density Residential (40,000 sq. ft.)

OS = Open Space