

# TIVERTON PLANNING BOARD

TIVERTON, RHODE ISLAND 02878



## TOWN HALL • 343 HIGHLAND ROAD

### MEETING AGENDA

July 16, 2013

7:00 P.M.

Note: Items on the agenda may be taken out of order as needed.

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

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|---|---|---|
| 1. Robert & Donna Rubel<br>154 Stoney Hollow Road<br>Robert & Sharon Leeming<br>Beverly Guinen & Marie Levesque<br>164 Stoney Hollow Road<br>Tiverton, RI 02878 | <b>Petition:</b><br><b>Location:</b><br><b>Development:</b> | Administrative Subdivision<br>Referred by Administrative Officer<br>Plat 915 / Lots 131 & 130<br>North and west side of Stoney Hollow Road<br>West of Crandall Road – R-80 Zoning District<br>Adjustment of Common Property Line (No Area Change)<br>Requires Zoning Board Approval for Frontage  |
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| 2. Starwood Tiverton, LLC<br>c/o Janice Greenwood, PE<br>Vice President<br>Woodard & Curran<br>95 Cedar Street, Suite 100<br>Providence, RI 02903               | <b>Petition:</b><br><b>Location:</b><br><b>Development:</b> | A.) Request Approval of Minor Modification – Relocation and Change in Footprint for Buildings # 615, #616, #617 (Duplex Structures) – Watermark Drive<br>B.) Request for Determination Regarding Build-Out of Remainder of Residential Component – Elimination of Midrise Structures & Addition of Single-Family Cottage Structures Reduction of Units from 126 to 66.<br>Plat 119 / Lot 102<br>W/S Main Road, N/S Schooner Drive<br>Villages on Mount Hope Bay<br>Age Restricted Mixed-Use Community (ARMUC) |
| <hr/>   |   |   |
| 3. Joseph Ruggiero<br>1 Nyatt Point<br>Barrington, RI 02806   | <b>Petition:</b><br><b>Location:</b><br><b>Development:</b> | Twelve (12) Lot Major Subdivision (Road Required)<br>Rural Residential Development - Final Plan Review<br>W/S North Brayton Road, North of Leger Lane<br>R-60 Zoning District - Plat 219 / Lot 144<br>Abigail Estates <i>Continued from June 4, 2013</i><br><i>(Time Clock = 10/10/2013)</i><br>Preliminary Plan Approved May 3, 2011   |

4. Harkins Stafford Pond, LLC  
c/o Harkins Development  
1907 East Main Road  
Portsmouth, RI 02871
- Petition:** Sixteen (16) Lot Major Subdivision (Roads Required)  
Rural Residential Development - Preliminary Plan
- Location:** Plat 216 / Lot 106  
(Former: Map 4-9/ Block 113 / Card 103)  
N/S Bulgarmarsh Road, West of Stafford Road  
S/S Stafford Pond – R-60 Zoning District  
Stafford Pond Watershed Protection Overlay District
- Development:** Stafford View Farm (Time Clock Started 3/27/2012)  
*Continued from June 4, 2013*  
**(Time Clock = 09/15/2013)**
- Permit Status:** RIDEM Wetlands Delineation Approved  
RIDOT PAP Concept Approved  
RIDEM Freshwater Wetlands  
& Water Quality Certificate Pending
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5. Town Planner & Administrative Officer
- A. Administrative Officer's Report
- B. Town Planner Items
1. Update: Challenge Grant Project
  2. Update: Stone Bridge Abutment Repairs
- C. Miscellaneous
1. Planning Board Special Meeting – July 23, 2013 / Tiverton Crossings
  2. Town Council Wind Energy Workshop – July 29, 2013
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6. Tiverton Planning Board
- A. Referred from Town Council: Request for Zoning Amendment  
Audubon Society of RI – Revise Zoning Ordinance Article V. Dimensional  
Regulations Table, Section 1 – Note 1 to Include the OS (Open Space)  
Zoning District – Findings & Recommendation to the Town Council
- B. Legislation Pertaining to Planning & Development – Update / Status
- C. Correspondence
- D. Miscellaneous
- E. Approval of Minutes: May 7, 2013
- F. Adjournment

Individuals requesting interpreter services for the hearing impaired **MUST** call

625-6718 seventy-two (72) hours in advance of the meeting.

**The above location is accessible to the handicapped.**