

TIVERTON PLANNING BOARD
TIVERTON, RHODE ISLAND 02878



Tiverton Public Library 34 Roosevelt Ave, Tiverton, Rhode Island
MEETING AGENDA
September 13,2022
6:30 P.M.

Note: Items on the agenda may be taken out of order by vote of the Planning Board

1.Owner/Applicant
Stephen Oliveria
217 Stafford Road
Tiverton, RI 02878

Petition : Environmental Review Statement

Development: Expand an existing dwelling at 217 Stafford Road, Tiverton, Rhode Island 02878. Total expansion of 454 Square feet which consists of a 168 square foot bathroom plus, 286 square foot covered porch, and a 300 square foot exterior deck.

Location: 217 Stafford Road
Plat 206/Lot 142
R-60 Zoning
WPO District

Action Discussion and Possible Vote. No Time Clock on ERS reviews.

2.Owner/Applicant
Lake Road Acres
C/O Richard Leblanc
P.O. Box 337
Adamsville, RI 02801

Petition: Minor Subdivision/ Rural Compound

Development: Creation of 5 lots, 4 market rate lots and 1 affordable lot. Also, a creation of a new road to create frontage for the lots.

Location: 458 Lake Road
Plat 609/Lot 109
R-80 Zoning

Action: Discussion and possible Vote to combine Preliminary and Final plan Applications for concurrent review by the Board. Procedural matter, no time clock on this Action.

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3. Owner/Applicant

Colbea Enterprises LLC
2050 Plainfield Pike
Cranston, RI 02921

Petition: Major Land Development
Master Plan Public Information Meeting
Continued from July 12, 2022

Development: Seasons Corner Market and Gas Station
With Drive Thru

Location: E/S Main Road, N/S Souza Road
Plat 119/ Lot 624
General Commercial and Pedestrian-
Friendly Destination Zoning Districts

Action: Discussion and possible vote (*Time
Clock - 90 days = September 14, 2022*)
Possible discussion and vote on peer
review. Possible discussion and
conditional approval for Master Plan with
recommendation to ZBR for Special Use
Permit for a Gas Station and Drive-Thru

4. Owner/Applicant

Colbea Enterprises LLC
2050 Plainfield Pike
Cranston, RI 02921

Petition: Development Plan Review
(Site and Design – Zoning Article XX)
Continued from July 12, 2022

Development: Seasons Corner Market and Gas Station
with Drive Thru

Location: E/S Main Road, N/S Souza Road
Plat 119/ Lot 624
General Commercial and Pedestrian-
Friendly Destination Zoning

Action: Discussion and possible vote (Time
Clock – 65 days = September 14, 2022)

5. Planning Board

A. Approval of August 2 Meeting Minutes

B. Planning office report for August

5. Next Scheduled Meeting and Adjournment

Regular Meeting August 2, 2022
Adjournment

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Prior to the meeting, plans are available for review upon request. Please email landuse@tiverton.ri.gov.

Individuals requesting interpreter services for the hearing-impaired MUST
Call 816-5631 seventy-two (72) hours in advance of the meeting.
The above location is accessible to the handicapped.