

TIVERTON PLANNING BOARD
TIVERTON, RHODE ISLAND 02878



Tiverton Town Hall 343 Highland Road, Tiverton, Rhode Island
MEETING AGENDA
November 1, 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

Tiverton Horizon Development Corp.
C/O Richard Leblanc
P.O. Box 337
Adamsville, RI 02801

Petition:

Lake Road Acres
Preliminary & Final Plan Review
Public Hearing continued from October 4, 2022

Development:

Minor Subdivision/Rural Compound
Creation of 5 lots, 4 Market rate lots and 1 affordable lot on
29.44 acre parcel with creation of a new road to create
frontage for the lots.

Location:

458 Lake Road
Plat 609/Lot 109
W/S Lake Road, West of Jacqueline Way
R-80 Zoning District

Action:

Discussion and possible vote on Preliminary & Final Plan
Review
(Time Clock – 95 days = December 24, 2022)

2. Owner/Applicant

Tiverton Heights Limited Partnership/
Harkins Homes LLC
1907 East Main Road
Portsmouth, RI 02871

Petition:

Pocasset Reserve (f/k/a Tiverton Heights)
Preliminary Plan Review
Public Hearing continued from October 4, 2022

Development:

Major Land Development - Comprehensive Permit
Application to Construct 275 Units composed of Single
Family, Duplex Townhouses & Apartments with 25% Deed
Restricted to Low and Moderate Income Residents on 135.9
Acres

Location:

797 Fish Road
Plat 110/Lot 207

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N/S Sousa, W/S Fish Road & East of Main Road
R-60 Zoning District

Action:

Discussion and possible vote
(Timeclock = November 15, 2022)

3. Owner/Applicant

Trilogy Tiverton LLC
146 Westminster St., 2nd Floor
Providence, RI 02903
(Owner)

Oxford Development Group
85 Douglas Pike
Smithfield, RI 02917
(Applicant)

Petition:

Sousa Road Condominiums
Master Plan Review – Comprehensive
Permit Major Land Development
Public Hearing

Development:

Major Land Development – Comprehensive Permit
Application to construct a 2,400 sf commercial building, a
4,500 sf restaurant, four 2,000 sf mixed-use buildings, three
1,950 sf live/work buildings, and seven 1,300 sf townhouse
units (43 total housing units which includes 11 Low/Moderate
Income units)

Location:

0 Main Road/ Souza Road
Plat 119/ Lot 124
General Commercial and Pedestrian and Friendly Zoning
Districts

Action:

Discussion and possible vote
(Timeclock = 120 days January 18, 2023)

4. Planning Board

A. Approval of Planning Board Minutes.
Discussion and possible vote on minutes from:

October 25, 2022

B. Planning Office Project Status Sheet and Office Updates.
Discussion

5. Next Scheduled Meeting and Adjournment

Special Meeting November 15, 2022

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.

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The above location is accessible to the handicapped.