

TIVERTON PLANNING BOARD
TIVERTON, RHODE ISLAND 02878



TOWN HALL • 343 HIGHLAND ROAD
SPECIAL MEETING AGENDA - Amended
May 17, 2022
6:30 P.M.

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

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- | | | |
|--|---------------------|---|
| 1. Owner/Applicant
Viti, Inc.
975 Fish Road
Tiverton, RI 02878 | Petition: | Development Plan Review
(Site and Design – Zoning Article XX) |
| | Development: | Expansion of the vehicle service bays,
remodel entrance and upgrade façade at
Viti Mercedes main building |
| | Location: | 975 Fish Road
Plat 110/Lot 101
W/S Fish Road
Highway Commercial Zoning District |
| | Action: | Discussion and possible vote (<i>Time
Clock = June 5, 2022</i>) |
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- | | | |
|---|---------------------|---|
| 2. Owner/Applicant
Colbea Enterprises LLC
2050 Plainfield Pike
Cranston, RI 02921 | Petition: | Major Land Development
Master Plan Public Informational
Meeting |
| | 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 (<i>Time
Clock - 90 days = July 9, 2022</i>) |

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3. **Owner/Applicant**

Colbea Enterprises LLC
2050 Plainfield Pike
Cranston, RI 02921

Petition: Development Plan Review
(Site and Design – Zoning Article XX)

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 – 65 days = June 11, 2022*)

4. **Owner/Applicant**

Tiverton Investments LLC
150 Chestnut Street, 4th floor
Providence, RI, 02903

Petition: Concept Plan Review –
Comprehensive Permit (Zoning
Article XXI – Low and Moderate
Income Housing)

Development: Friendship Farms - Two Phase Major
Land Development with 158 units
including duplexes

Location: 0 Stafford Road
Plat 214/ Lot 112
E/S Stafford Road
R-60 Zoning District

Action: Review and Discussion

5. **Owner/Applicant**

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

Petition: Preliminary Plan Review -
Public Hearing continued from
May 3, 2022

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

Location: 797 Fish Road
Plat 110/Lot 207
N/S Sousa, W/S Fish Road & East of
Main Road
R-60 Zoning District

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Action: Timeclock Extension (*Time Clock = June 14, 2022*)
Continuation of Public Hearing from June 7, 2022 to June 21, 2022

6. Planning Board

- A.** Approval of Minutes- Update

Drafts Pending
June 8, 2021
December 7, 2021
March 1, 2022
April 5, 2022
May 3, 2022

 - B.** Appoint Ad Hoc Technical Review Committee for Viti Inc.

 - C.** Appoint Ad Hoc Technical Review Committee for Seasons Gas Station Project

 - D.** Update from the Planning Board's Liaison to the Harbor Commission - Discussion
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7. Next Scheduled Meeting and Adjournment

Regular Meeting June 7, 2022
Adjournment

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, but is not currently open to the public.