

TIVERTON PLANNING BOARD  
TIVERTON, RHODE ISLAND 02878



**TOWN HALL •343 HIGHLAND ROAD**  
**MEETING AGENDA – AMENDED (June 3, 2022)**  
**June 7, 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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|---|---|--|
| <b>1. Owner/Applicant</b><br>Colbea Enterprises LLC<br>2050 Plainfield Pike<br>Cranston, RI 02921 | <b>Petition:</b><br><br><b>Development:</b><br><br><b>Location:</b><br><br><b>Action:</b> | Major Land Development<br>Master Plan Public Informational<br>Meeting ( <i>continued from May 17, 2022</i> )<br><br>Seasons Corner Market and Gas Station<br>with Drive Thru<br><br>E/S Main Road, N/S Souza Road<br>Plat 119/ Lot 624<br>General Commercial and Pedestrian-<br>Friendly Destination Zoning Districts<br><br>Discussion and possible vote ( <i>Time<br/>Clock - 90 days = July 9, 2022</i> )<br>Possible discussion and vote on peer<br>review.<br>Possible conditional approval for Master<br>Plan with recommendation to ZBR for<br>Special Use Permit for a Gas Station and<br>Drive-Thru |
| <hr/>   |   |  |
| <b>2. Owner/Applicant</b><br>Colbea Enterprises LLC<br>2050 Plainfield Pike<br>Cranston, RI 02921 | <b>Petition:</b><br><br><b>Development:</b><br><br><b>Location:</b><br><br><b>Action:</b> | Development Plan Review<br>(Site and Design – Zoning Article XX)<br><br>Seasons Corner Market and Gas Station<br>with Drive Thru<br><br>E/S Main Road, N/S Souza Road<br>Plat 119/Lot 624<br>General Commercial and Pedestrian<br>Friendly Destination Zoning Districts<br><br>Discussion and possible vote – Time<br>Clock Only ( <i>Time Clock – 65 days =<br/>June 11, 2022</i> )   |

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**3. Owner/Applicant**  
Lawrence and Mary Cannon  
3991 Main Road  
Tiverton, RI 02878

**Petition:** Environmental Review Statement (ERS)

**Development:** Two Bedroom Addition to Existing Single-Family Dwelling and new OWTS

**Location:** 3991 Main Road  
Plat 813/ Lot 104  
R-80 Zoning District  
Nonquit Pond Watershed Protection Overlay

**Action:** Review and Possible Vote

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**4. Owner/Applicant**  
Carolynn and Steven Vallot  
146 Pelletier Lane  
Tiverton, RI 02878

**Petition:** Environmental Review Statement (ERS)

**Development:** Demolition of Existing Structures and Construction of New Dwelling

**Location:** 146 Pelletier Lane  
Plat 208/Lot 116-06  
R-60 Zoning District  
Stafford Watershed Protection Overlay

**Action:** Review and Possible Vote

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**5. Planning Board**

**A.** Administrative Officer's Report

**B.** Approval of Minutes- Update

Drafts Pending  
June 8, 2021  
December 7, 2021  
March 1, 2022  
April 5, 2022  
May 3, 2022  
May 17, 2022

**C.** Update from the Planning Board's Liaison to the Harbor Commission - Discussion

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## 6. Next Scheduled Meeting and Adjournment

Special Meeting June 21, 2022  
Adjournment

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