

PLANNING AND ZONING COMMISSION

Public Hearing Meeting Minutes
Application P-2013-197 - Tiverton
August 20, 2013
Draft Minutes Subject to Modifications

Present: Chairman D. Chadderton, Commissioners D. Taylor, J. Burns,
J. Fitzpatrick, R. Jurzynski, B. Giglio, D. Setaro and E. Groth.
Absent: Comm. J. Trzaski.

- I The meeting was called to order at 8:07 P.M. by Chairman D. Chadderton.
The Pledge of Allegiance was recited.

Chairman D. Chadderton read a letter regarding the issue of recusing himself
From this public hearing. He stated that he has no personal, financial or other
Interest in this application or the applicant and that he serves the town with
An open mind.

Comm. J. Fitzpatrick read a letter regarding the issue of recusing himself from
this public hearing. He stated that he has no personal or financial ties to this
Application or the applicant and can hear the application without prejudice.

- II John Garcia, licensed land surveyor for the applicant came forward and
stated that proposed project is a parcel consisting of 51 acres and will be 32 building lots.
The parcel is located south of Burton Road, West of Fairfield Place and East of Haley
Ridge Road.

Mr. Garcia noted that the application has been reviewed by Inland Wetlands, but no
Decision has been made yet.

6 lots will have city water and sewer. 26 lots will be sewer with wells. The project will give
5.3 acres to the town for open space.

They have been in touch with the Town Engineer and have incorporated his suggestions into
the project. Easements will provide the town access to the ponds.

Jim Galligan noted that when they cut into the north facing parcel, the ground water will
fall out in plenty.

III Public Comments

Chairman D. Chadderton asked if there were any public comments and J. Macarewicz,
Fairfield Place came forward and stated his concerns about an already dangerous corner
and that more traffic would increase that danger. He also noted that there are two blind
spots.

Gary Komarsky, Second St, came forward and asked about the easement at the end of the
Cul de sac. He wanted to know if it was land locked.

J. Martin, Haley Ridge Road came forward and asked if the applicant needed to tie into

City water.

Brendan Riley asked what would happen to the cul de sac if the road is extended.

Rob Mayne stated that last time this property had plans submitted he was on the board and water was requested, but not now. Why? The Fire dept was also in attendance, not this time though.

Mr. Petersen, Fairfield Place asked if the ponds would be fenced in and the answer was yes.

Dennis Phipps, Haley Ridge Road, came forward and stated his concerns regarding traffic safety. He urged the commission to have a traffic study by state and local authorities.

R. Uva asked if there would be a sequence of construction required. The answer was yes.

Chairman D. Chadderton asked 3 times if there were any other comments and no one came forward.

IV Adjournment

A motion to continue the public hearing to Tuesday, September 17, 2013 at 6:45 P.M. was made by Comm. Fitzpatrick and 2nd by Comm. Burns. All in favor.

Respectfully submitted,
Mary Ellen Fernandes
Clerk, August 23, 2013