

# PLANNING AND ZONING COMMISSION

Public Hearing Meeting Minutes  
Tiverton Subdivision  
Application P-2015-204  
March 19, 2015  
Draft Minutes Subject to Modifications

Present: Chairman K. McDuffie, Commissioners B. Giglio, R. Jurzynski, E. Groth, J. Burns, D. Taylor, D. Setaro J. Fitzpatrick and Bob Villano.

## I Call to Order

The meeting was called to order by Chairman K. McDuffie at 7:06 P.M.  
The Pledge of Allegiance was recited and the legal call was read into the minutes.

- \*\* A motion to recess was made at 7:10 P.M. by Comm. Fitzpatrick and 2<sup>nd</sup> by Comm. Giglio. All in favor.
- \*\* A motion to resume the meeting at 7:17 P.M. was made by Comm. Fitzpatrick and 2<sup>nd</sup> by Comm. Jurzynski. All in favor.

## II Tiverton Subdivision

John Paul Garcia came forward representing the applicant and noted that this is a 52 acre parcel located East of Burton Road and Fairfield Place. Mr. Garcia submitted postal logs of notices to adjoining property owners. He stated that this parcel had been previously approved for 32 lots but never acted on. The applicant is seeking approval for an 8 lot subdivision. Access will be off of Fairfield Place and Burton Road. The current town road named Fairfield Place will be improved at the cul de sac to accommodate safety vehicles and other such traffic. Mr. Garcia noted that the detention pond is being overbuilt, it will accommodate more than needed for this project. There will be no significant road construction, just the improvement to the end of Fairfield Place. There was some question as to who is responsible to maintain the pond. The question as to whether or not there would be access to the rest of the property was answered with Mr. Garcia stating yes. Letters from Beacon Hose state that they need more adequate gallons per minute for fire safety and cisterns are recommended. The applicant's representative said that Aquarion confirms sufficient water supply, although a letter from Aquarion was not submitted tonight. It was stated that the applicant needs to speak with the Fire Chief.

## III Public Comments

Chairman K. McDuffie asked if there were any comments from the public and Steve Ruhl 34 Fairfield Place came forward and noted that his concern is the condition of road, he does

not feel that it can handle more traffic and the road cannot be widened.

Fred Bares, 44 Fairfield Place came forward and stated that he has not opposition to the plan, but is concerned if any blasting will need to be done. His question was not a definitive yes or no.

Chairman K. McDuffie asked 3 times if there were any comments from the public and no no came forward.

Chairman K. McDuffie asked the commissioners if they had any other questions or comments. There were no additional comments from the commissioners.

A motion to close the public hearing at 7:50 P.M. was made by Comm. R. Jurzynski and 2<sup>nd</sup> by Comm. B. Giglio. All in favor.

Respectfully submitted,  
Mary Ellen Fernandes  
Clerk, March 21, 2015