

Tiverton Conservation Commission

343 Highland Road, Tiverton, RI, 02878

Memorandum

To: Administrative Officer, Tiverton Planning Board

Date: September 26, 2023

Sbj: Review of "Environmental Review Statement, 0 Peaceful Way," J. Kane, applicant; prepared by Principe Engineering, Inc., dated June 16, 2023

1. At its September 26, 2023 meeting, the Tiverton Conservation Commission reviewed and discussed the ERS for the construction of a house, garage, covered deck, pool, paved driveway and on-site wastewater treatment system (OWTS), on Plat 812, Lot 117, 0 Peaceful Way, Tiverton, RI. The applicants were required to create and file an ERS with the Town of Tiverton because their property is located within the Nonquit Pond Watershed Protection Overlay District. After the completion of its review, the Commission voted unanimously to take no action on the ERS, because it found the ERS to be confusing, incomplete and lacking sufficient detail to allow a decision to be made.

2. In reaching its decision to take no action on the ERS, the Commission raised the following issues and concerns:

- (a) Exactly what is proposed to be constructed at this location was unclear and, at times, contradictory. Examples include, but are not limited to: (1) mention of construction of an in-ground swimming pool, but with no details being provided and no location shown on the project map; (2) mention of construction of a covered deck, but with no details being provided and no location shown on the project map; (3) mention of construction of an attached garage, but with no details being provided, and no location shown on the project map; (4) the project map shows a footprint for a 40' by 60' house (2,400 square feet), but the ERS narrative mentions a 3,280 square foot dwelling.
- (b) In some sections, the ERS describes the present condition of the lot as "currently vegetated and undeveloped" and "no structures or wastewater disposal systems are currently on site," but in other sections it talks about wetlands being "200 feet away from the proposed addition," and "the proposed addition to the existing building."
- (c) The narrative states that "no alternatives" were considered, but at least one obvious alternative exists: making the driveway surface pervious rather than paving it and thereby making it impervious.
- (d) The development of the subject lot appears to require a stream crossing, but little or no detail is provided as to how this will be accomplished and the stream bed and associated wetlands protected.
- (e) The insignificant alteration permit for inland wetlands alterations (22-0200) appears to belong to "L. R. Ferreira" who is not the applicant, nor the applicant's engineer, nor the applicant's lawyer.

3. Questions concerning this memorandum should be directed to the undersigned at 401-624-2859 or thoram2@verizon.net.

By direction,

Thomas Ramotowski

Thomas Ramotowski
Chair

Copy to:
Applicant
Principe Engineering, Inc.