

**TOWN OF TIVERTON PLANNING BOARD  
MASTER PLAN APPLICATION  
LAND DEVELOPMENT AND SUBDIVISION REGULATIONS**

**In re: Twin River-Tiverton, LLC Gambling Facility to be located at the  
Intersection of William S. Canning Boulevard and Stafford Road**

---

**Applicant’s Memorandum in Support  
of Master Plan Application**

**I. Required Findings**

Pursuant to R.I. Gen. Laws §45-23-60 and Article IX, §23-45 of the Tiverton Land Development and Subdivision Regulations (“Land Development Regulations”), the required findings are as follows:

- a. The proposed development is consistent with the Tiverton Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- b. The proposed development is in compliance with the standards and provisions of the Tiverton Zoning Ordinance;
- c. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval; and
- d. The proposed development has adequate and permanent physical access to a public street.

**II. Consistency with the Comprehensive Plan and Zoning Ordinance has been Established by the Constitutional Referenda Process**

R.I. Gen. Laws §41-9-1(b) defines the term “gambling facility” to include the following:

any building, enclosure or other improvement designed, constructed, or used **in connection with an overall plan or project involving the establishment of any gambling activity.**

(Emphasis supplied)

Therewith, the Rhode Island General Assembly has provided a procedure, as set forth in R.I. Gen. Laws §41-9-4, for the establishment of a gambling facility in any town or city.

The process provides that a town council must pass a resolution to request a referendum to establish a gambling facility. Thereafter, the General Assembly must pass an act establishing a referenda process as part of a local and statewide election.

The “overall plan” for a “gambling facility” was defined by Twin River-Tiverton, LLC (“Twin River-Tiverton”) based upon extensive input from the members of the public and as set forth in the definitive casino proposal submitted on November 9, 2015 to the Tiverton Town Council. The proposed parameters of the “Tiverton Casino Program” was posted on the Town of Tiverton’s website, pre-referenda, for review by qualified voters.

Further, Twin River-Tiverton previously submitted a proposed Zoning Ordinance Amendment to the Tiverton Town Council for review in accordance with Appendix A, Article XIX of the Tiverton Code of Ordinances. Therein, Twin River-Tiverton further defines the proposed gambling facility to be developed pursuant to the Tiverton Casino Program.

In accord with the above-process, R.I. Gen. Laws §42-61.2-2.3 was enacted which authorized a gambling facility to be located in the Town of Tiverton at the intersection of William S. Canning Boulevard and Stafford Road, subject only to the requirements of Rhode Island Const., Art. VI, Sec. XXII.

On November 8, 2016, the voters in the Town of Tiverton and the State of Rhode Island approved and authorized, via affirmative referenda vote, a casino gaming facility, as defined herein, to be located in the Town of Tiverton at the intersection of William S. Canning Boulevard and Stafford Road to be licensed as a pari-mutuel facility and offer State-operated video lottery games and State-operated casino gaming, such as table games. In turn, pursuant to the affirmative referenda vote and in accord with Rhode Island law, such a use is allowed.

Thus, the Twin River-Tiverton gambling facility, as proposed, becomes a “State goal” under the Rhode Island Comprehensive Planning and Land Use Act, R.I. Gen. Laws §45-22.2-1 *et seq.* Accordingly, such a development is consistent with the Comprehensive Plan as a matter of law.

In turn, the project is consistent with the Zoning Ordinance. In short, the State goal prevails over any perceived inconsistency therein. *See Town of East Greenwich v. Narragansett Electric Co.*, 651 A.2d 725 (R.I. 1994).

### **III. The Required Finding of Adequate and Permanent Physical Access to a Public Street is not an Issue**

As demonstrated on the plans included within the Master Plan Application, the Tiverton Casino has access to the site along William S. Canning Boulevard and Stafford Road. Therewith, main access to the Tiverton Casino Site will be provided pursuant to a Roundabout to be constructed at the intersection of William S. Canning Boulevard, Stafford Road, Hurst Lane, and the Tiverton Casino Site driveway. This issue has been addressed by an act of the Rhode Island General Assembly. *See R.I. Gen. Laws §42-61.2-2.3.*

In addition, emergency ingress and egress will be provided along an easement to Stafford Road and located in the southern portion of the Tiverton Casino Site.

**IV. The Gambling Facility as Proposed and Designed by the Applicant will not have Significant Negative Environmental Impacts**

Twin River-Tiverton has undergone a thorough assessment of each of the areas of review outlined within §23-53 of the Tiverton Land Development Regulations. Accordingly, review of the analysis as set forth below demonstrates the Tiverton Casino Gaming Facility will not have a significant negative impact on the existing environmental conditions.

First of all, the Rhode Island State Guide Plan has established policies which define significant adverse impact on material resources. *See* RI State Guide Plan Element 121, Report No. 109, pg. 5-15. In situations where a development can avail itself to existing water and wastewater infrastructure there is no significant negative environmental impact.

In this instance, the development is required to avail itself to such infrastructure.

Furthermore, the remaining provisions of Section 23-53 of the Land Development Regulations have been addressed herein.

In addition, on or about January 17, 2017, Twin River-Tiverton representatives attended a Pre-Application/Informal Concept Review meeting with the Tiverton Planning Board. During this meeting, the Planning Board scoped certain issues to be addressed, in accordance with §23-13 of the Land Development Regulations. In turn, the applicable issues as set forth by the Planning Board are addressed by Twin River-Tiverton throughout the Master Plan Application and herein.

**a. Soils**

Based upon Natural Resources Conservation Service (NRCS) Web Soil Survey mapping, soils within the development areas of the Tiverton Casino Site include as follows:

<b>Soil Type</b>	<b>Abbreviation</b>	<b>Hydrologic Soil Group</b>
Canton and Charlton fine sandy loam	CeC	B
Pittstown silt loam	PmA	C
Urban Land Complex (Udorthents)	Ur	A

A copy of the soil survey demonstrating the soil groups within the Tiverton Casino site is attached to the Master Plan Application.

**b. Agricultural Lands**

No agricultural lands exist within the development site.

**c. Wetlands**

State-regulated wetlands occupy roughly 40% of the Tiverton Casino Site. Pursuant to a Request to Verify Wetland Edges submitted to the Rhode Island Department of Environmental Management on or about March 17, 2016, the locations of the wetlands on the Tiverton Casino Site have been flagged and verified.

All wetlands and streams on-site are tributary to Sucker Brook. According to the report titled, “State of Rhode Island 2014 303(d) List of Impaired Waters,” published by the RIDEM Office of Water Resources, “Sucker Brook & Tributaries” (ID Number RI0007037R-01) is not listed as an impaired water.

The design of the Tiverton Casino Site includes structured parking, retaining walls, a bridge, and other site design features to ensure that the soils and substrate of identified swamps will not be disturbed and only minor encroachments into the fifty (50) foot perimeter wetlands are required to meet the programmatic needs of the project.

Finally, the program requirements established pursuant to community input require that existing wetlands be maintained as “buffer”.

In turn, at the preconceptual meeting on January 17, 2017, the Planning Board asked for a status with regard to RIDEM review of the project. In May of 2016, a request for preliminary determination was filed, pre-referendum by Twin River-Tiverton. It was important for Twin River-Tiverton to commit the resources to take this step even before the constitutional exercise of the voters, because of the importance of wetlands to the community. Pursuant to that process, RIDEM provided very valuable comments which has led to additional investment for the proposed construction of a parking structure and to bridge any wetlands in constructing emergency ingress/egress. In turn, the project filed for preliminary determination that would allow limited access to the site for preliminary clearing and grubbing of certain footprints for eventual construction which will be coordinated with the Town.

The next step will be to file a more extensive permit request with RIDEM and ask RIDEM to consider phasing that would allow the construction of certain foundations prior to final permits being issued.

**d. Coastal Features**

The Tiverton Casino Site is located outside the jurisdiction area of the Rhode Island Coastal Resources Management Council.

**e. Topography**

Existing topography of the Tiverton Casino Site is demonstrated on the plans attached to the Master Plan Application, including the Existing Conditions Plan, C-1, C2, and C-3.

**f. Ecology**

The Tiverton Casino Site will include development of wetlands overlooks, consisting of gravel/crushed stone footpaths following the natural topography at the edge of the wetland area. Further, the wetlands overlooks will include interpretive signage describing the existing eco-system, flora, and wildlife.

In turn, the proposed designs for the wetlands overlooks will be submitted to the Rhode Island Department of Environment Management for review subsequent to construction of the Casino Facility.

**g. Existing Vegetation, Structures, and Road Networks**

Twin River-Tiverton engaged a consultant to conduct a four-season wildlife study with regard to the Tiverton Casino Site. Pursuant to said study, the plant species of all existing vegetation on the property were identified, as further discussed within the wildlife study attached to the Master Plan Application.

The Tiverton Casino Site is currently undeveloped, without any existing structures or improvements. Further, access to the property is provided at the intersection of William S. Canning Boulevard, Hurst Lane, and Stafford Road, where a Roundabout will be constructed and connected with the proposed Tiverton Casino Gaming Facility driveway.

**h. Visual Features**

The Tiverton Casino Site has been designed based upon public input received during the charrettes and public meetings held within the Town of Tiverton. In turn, the architectural style of the improvements are inspired by the local historical shoreline context and recent buildings built in the area, with the improvements on the Tiverton Casino Site harmonious with one another and those within the Town of Tiverton.

Therewith, a vegetative buffer will be maintained between the casino and hotel improvements and the fronting streets, such that the buildings will not be visible from any of the surrounding roadways.

**i. Past and Present Use of the Site**

The Tiverton Casino Site is currently undeveloped land principally zoned as Highway Commercial pursuant to the Tiverton Zoning Ordinance.

**j. Historical and Archeological Burial Sites**

There is no existing data or evidence of any historical or archeological burial sites.

**k. Natural Resources of the Site**

Preservation of existing woods, meadows, wetlands, streams, and other natural resources is a critical component of the Tiverton Casino project design. Further, Twin River-Tiverton has conducted a four-season wildlife study on the Tiverton Casino Site and intends to provide opportunities for patrons to enjoy the extensive on-site natural environment.

**l. Habitats of Endangered Wildlife**

Twin River-Tiverton engaged a consultant to conduct a four-season wildlife study with regard to the Tiverton Casino Site. The wildlife study includes an analysis of all non-fragmented wildlife habitat surrounding the Tiverton Casino Site and observational surveys within the actual property designated for the development.

In general, the wildlife survey determines the potential impacts of the Tiverton Casino Gaming Facility on wildlife populations and provides mitigation measures to be incorporated into the development project. A copy of the complete wildlife study is attached to the Master Plan Application.

**m. Lands Within 100-year Flood Zone, or Wave Velocity Zone**

The Tiverton Casino Site is entirely located within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), based on FEMA Flood Insurance Map 44005C0041H, dated 4/5/2010, and FEMA Flood Insurance Map 44005C0042H, dated 10/19/2010, for Newport County, Rhode Island. Further, according to FEMA Map 44005CIND0B, the two panels encompassing are not printed by FEMA due to no special flood hazard areas being present within those panel areas.

**n. Steep Slopes in Excess of 21%**

As required in the Town of Tiverton's Design Requirements and Public Improvement Standards, steep slopes in excess of 21% have been determined on the Tiverton Casino Site. All proposed earthwork and grading will be designed with appropriate engineering measures that slope stability, erosion, and resident safety are maintained at all times. Please find a map depicting all steep slopes in excess of 21% attached to the Master Plan Application.

**o. Groundwater and Aquifer Recharge**

Groundwater on the Tiverton Casino Site will be dealt with in accordance with the Massachusetts or Rhode Island regulations with regard to groundwater, with the more stringent regulations applying.

**p. Reducing Cut and Fill**

In accordance with the Tiverton Casino Program, the Tiverton Casino Site shall include parking, both surface and structured, to accommodate a range of 1,000 to 1,200 parking spaces for patrons and employees of the Tiverton Casino.

The inclusion of a two-level parking structure was intended not only to reduce impacts on wetlands, but also to reduce cut and fill on the Tiverton Casino Site.

**q. Avoiding Unnecessary Impervious Cover**

As further discussed herein, a parking structure will be included on the Tiverton Casino Site pursuant to workshops conducted with Twin River-Tiverton and RIDEM. The two-level parking structure shall reduce unnecessary impervious surface on the Tiverton Casino Site.

**r. Preventing Flooding**

Once the stormwater on the Tiverton Casino Site has been treated, long-term stormwater management measures must be employed at the site to prevent larger storm events from causing flood damage and downstream impacts. The potential for downstream impacts is mitigated by storing and releasing stormwater runoff in a gradual manner that ensures pre-development peak discharges are not exceeded. Measures to provide downstream overbank flood protection may include any or all of the following: surface detention, infiltration, subsurface detention and/or infiltration trenches or chambers.

Per the “Rhode Island Stormwater Design and Installation Standards Manual,” these measures will be utilized to attenuate the post-development peak discharge rate to pre-development levels for the 10-year and 100-year, 24-hour Type III design storm events.

**s. Providing Adequate Access to Site**

In accord with R.I. Gen. Laws §42-61.2-2.3, access to the Tiverton Casino Site will be provided by a main ingress and egress pursuant to the Roundabout to be constructed at the intersection of William S. Canning Boulevard, Stafford Road, Hurst Lane, and the Tiverton Casino Site driveway. Twin River-Tiverton is working with the Rhode Island Department of Transportation in regard to design and construction of the Roundabout.

In addition, emergency ingress and egress will be provided along an easement from Stafford Road and along the southern portion of the Tiverton Casino Site. Prior to finalizing the conceptual site plan for discussion with the Planning Board, the project team met with Public Safety Officials to discuss fire safety concerns, including fire lanes, hydrant spacing, and emergency access. Per these discussions, the project includes an emergency access drive from the employee parking area (east of the casino building) to Stafford Road. This 20-foot wide

emergency access drive will be constructed using Gravelpave® or equivalent material that supports emergency services vehicles while maintaining the rural characteristic of a gravel driveway. At each end of this emergency access drive, a gate (type to be determined by the fire department in concert with Twin River-Tiverton's safety and security team) and signage will be provided to indicate that the driveway is intended for emergency use only and not intended for guest or employee access.

**t. Mitigating Adverse Effects on Neighboring Properties**

**i. Traffic**

Twin River-Tiverton previously engaged a traffic consultant to compile a Traffic Impact Analysis to evaluate the impacts on roadways and intersections surrounding the Tiverton Casino Site in Tiverton, Rhode Island. The Traffic Impact Analysis reviews existing conditions, traffic forecasts, capacity analysis, and safety analysis, ultimately determining that the installation of the Roundabout at the intersection of William S. Canning Boulevard, Stafford Road, Hurst Lane, and the Tiverton Gaming Facility driveway will increase safety in the area and allow surrounding roadways to operate at excellent and/or acceptable levels of service.

As a result thereof, the Rhode Island General Assembly is requiring the construction of the Roundabout before the casino becomes operational. *See R.I. Gen. Laws §42-61.2-2.3.* Furthermore, the Rhode Island General Assembly has provided that the Roundabout must be funded and constructed by July of 2018.

Further, during the Pre-Application meeting, the Planning Board raised the idea of developing a separate roadway to the Tiverton Casino Site on William S. Canning Boulevard, prior to the Roundabout. However, as the Traffic Impact Analysis and draft design plans attached thereto demonstrate, the Roundabout provides an exclusive turn lane to provide access to the site directly from William S. Canning Boulevard.

In addition, the Planning Board also commented with regard to consideration by Twin River-Tiverton of the traffic impact in Massachusetts. In compiling the Traffic Impact Analysis, traffic data from Fall River, Massachusetts, included therein, was evaluated and considered by the engineers when designing the Roundabout.

In addition, at the preconceptual meeting on January 17, 2017, the Planning Board asked for a status regarding RIDOT. At this point, the Solicitor's Office and Twin River-Tiverton are working with RIDOT to develop a contractual arrangement under which the Roundabout construction will be expedited, so that it can be completed by July of 2018. RIDOT has agreed to a project delivery concept. The design of the Roundabout is currently at 30% completion and the 30% design has been



delivered to the Town's engineer, Steere Engineering for review and comment. Moreover, Twin River-Tiverton's traffic engineer has been made available to Steere Engineering for further review and comment.

## **ii. Drainage**

### *1. During Construction of the Tiverton Casino*

A permit from the Rhode Island Department of Environmental Management (RIDEM) RIPDES program is required for this project, which addresses soil erosion and sedimentation control measures during construction as well as long-term operation and maintenance requirements. The Rhode Island Pollution Discharge Elimination System (RIPDES) program is defined by the State as the "backbone of the state's water pollution control strategy." As part of Twin River-Tiverton's application to RIDEM, a complete Soil Erosion and Sediment Control Plan (SESC Plan) will be completed in accordance with the "Rhode Island Soil Erosion and Sediment Control Handbook," and provided to the Town at the Preliminary Plan application stage.

The SESC plan ensures that construction activities include sedimentation and erosion control measures to protect adjacent properties and downgradient areas. At a minimum, these measures will include a stone construction entrance/exit or track pad to prevent migration of sediment onto local roadways, straw wattles and/or silt fence along the limits of disturbance/downgradient slopes, fabric socks in nearby existing catch basins and all newly installed catch basins, and sedimentation basins to trap fine particles and prevent migration of these materials to downgradient areas, including wetlands and adjacent properties until the site is properly stabilized. Dust control measures and temporary seeding of stockpiles will also be employed, when necessary, based on construction timing and field conditions.

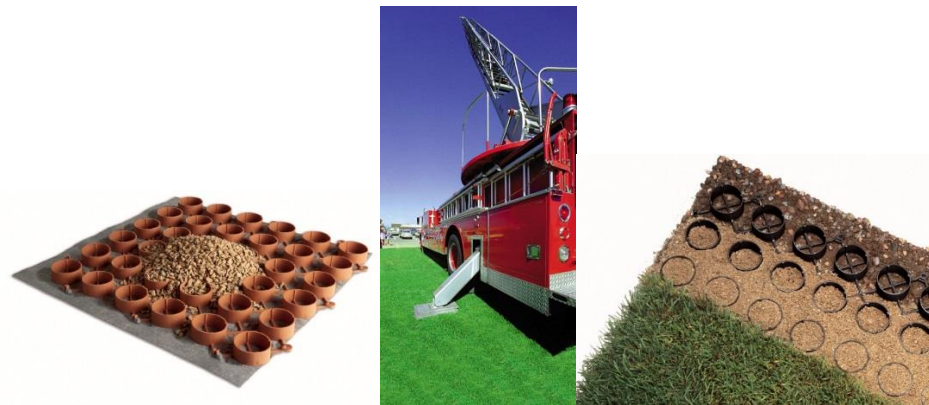
### *2. During Operation of the Tiverton Casino*

The proposed stormwater management system for the Twin River-Tiverton project will be designed in accordance with both the "Rhode Island Stormwater Design and Installation Standards Manual" and the "Massachusetts Stormwater Handbook." To the greatest extent practicable, this system will incorporate innovative site planning and design techniques for minimizing the generation of runoff via low impact development (LID) methods. The stormwater system will include pre-treatment and treatment of stormwater runoff to address water quality and mitigation of stormwater runoff to address water quantity (peak runoff). Based on the known soil characteristics of the site, suitable pre-treatment mechanisms may include any or all of the following: grass channels, filter strips, sediment forebays, deep-sump catch basins, and proprietary devices, such as Stormceptor® chambers. These pre-treatment devices

trap coarse elements in the stormwater runoff before they enter the remainder of the stormwater system, thereby reducing the maintenance burden and ensuring long-term function of the entire system.

Suitable low-impact water quality treatment practices may include any or all of the following: open channels, infiltration (surface infiltration basins, subsurface infiltration trenches, and/or porous pavement), and filtering practices (sand filters, bio-retention basins, rain gardens, bio-retention swales, and/or tree filters.) These devices provide the required water quality treatment through filtering, groundwater recharge, and infiltration through design elements that provide the maximum pollutant removal.

Porous pavement will be incorporated into the site design through the use of reinforced gravel and/or reinforced turf for the emergency access drive. These surfacing techniques incorporate permeable materials (grass or gravel), which are reinforced through underground plastic grids to support wheel loads. These systems allow for emergency vehicle access, while maintaining stormwater infiltration and groundwater recharge.



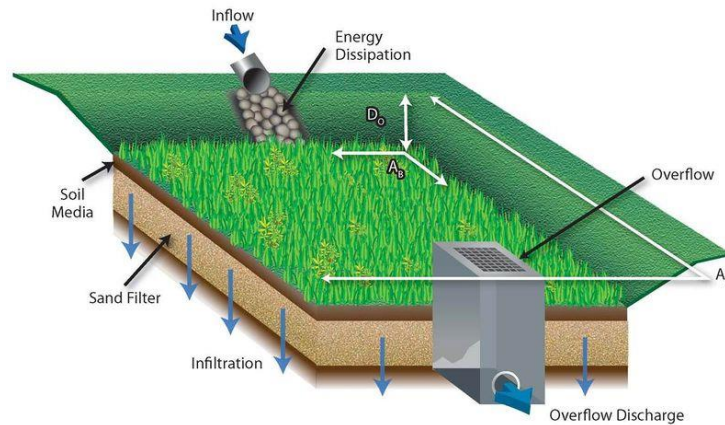
*Reinforced Gravel & Reinforced Turf*

Bioretention basins, rain gardens, and sand filters will be utilized throughout the site to the maximum extent practicable to filter stormwater runoff and recharge groundwater levels. These practices consist of small-scale stormwater systems that capture runoff filter through vegetation and biologic / sand medias to promote pollutant removal.



*Bioretention Basins / Rain Gardens*

Infiltration/detention basins will be designed to capture stormwater, manage peak rates of runoff, and recharge groundwater levels where possible. These basins operate by storing stormwater and releasing over an extended period of time, and/or infiltrating to promote groundwater recharge.



*Infiltration Basin*

Once the stormwater has been treated, long-term stormwater management measures must be employed at the site to prevent larger storm events from causing flood damage and downstream impacts. The potential for downstream impacts is mitigated by storing and releasing stormwater runoff in a gradual manner that ensures pre-development peak discharges are not exceeded. Measures to provide downstream overbank flood protection may include any or all of the following: surface detention, infiltration, subsurface detention and/or infiltration trenches or chambers. Per the “Rhode Island Stormwater Design and Installation Standards Manual,” these measures will be utilized to attenuate the post-development peak discharge rate to pre-development levels for the 10-year and 100-year, 24-hour Type III design storm events.

### iii. Utilities

Underground electric service from National Grid and communications service will extend from the intersection of William S. Canning Blvd and Stafford Road.

A 12-inch water main on Stafford Road is available to supply water to the Site. Coordination with the North Tiverton Fire District has begun and testing to assess supply and pressure is underway to supply domestic water and fire suppression service. Twin River-Tiverton is committed to installing a water tank with sufficient capacity to store the projected domestic and fire suppression needs of the project will be incorporated into the design of the site. The water tank will be sized to refill on a daily basis during off-peak hours or overnight.

Wastewater will be conveyed to and treated at the Fall River Wastewater Treatment Plant. The Tiverton Wastewater District (TWWD) maintains a pump station at the easterly terminus of Hurst Lane, approximately 3,200 feet (0.6 miles) from the intersection of Hurst Lane and Stafford Road. To manage wastewater from the casino and hotel project, an on-site pump station and force main will be installed to direct wastewater down Hurst Lane to the TWWD Hurst Lane pump station. In addition to the on-site pump station, Twin River-Tiverton is amenable to installing a sewer manhole at the intersection of Stafford Road and Hurst Lane (likely coordinated with the construction of the proposed RIDOT Roundabout in this location) and a gravity sewer line down Hurst Lane to the TWWD pump station. As part of this work, Twin River-Tiverton will incur the cost of providing service laterals to each of the existing developed properties along Hurst Lane. This solution addresses the needs to service the project while also addressing the Town's goal to provide municipal sewers to as many properties as possible.

Furthermore, Twin River-Tiverton has given thorough consideration of all design standards as set forth within the Tiverton Land Development Regulations, as further discussed herein.

Pursuant to Article XX, Section 3(c) of the Tiverton Code of Ordinances, a major land development project shall undergo review by the Town of Tiverton in accordance with the Tiverton Land Development Regulations. Therewith, only land development projects including new construction or redevelopment of an elderly housing facility, a manufactured home elderly community, an age restricted mixed use community development, or a multi-family structure shall be considered a land development project and be reviewed concurrently under both Article XX and the Tiverton Land Development Regulations. Accordingly, the review requirements set forth in Article XX of the Tiverton Code of Ordinances are not applicable to the Tiverton Casino Gaming Facility project.

Notwithstanding, the areas of review set forth therein have been evaluated by Twin River-Tiverton and are addressed in the Master Plan Application and proposed Zoning Ordinance Amendment submitted to the Town of Tiverton.

**u. Visual Screening of Mechanical Equipment and Areas Designated for Refuse, Service, and Storage**

Loading, service, utility, trash facilities and mechanical equipment will be located in areas designated for truck traffic only on the sides of the Tiverton Casino building not visible to patrons entering the main entryway and screened from public view.

**v. Exterior Lighting**

Parking lot, vehicular and pedestrian circulation paths, and loading areas on the Tiverton Casino Site will have adequate lighting for public safety. Further,

lighting on the property has been designed to minimize light spill or trespass light, as well as to add interest and variety to the Tiverton Casino Site.

Twin River has years of experience with maintaining a large scale, efficient, and responsible lighting plan at the Twin River Casino located in Lincoln, Rhode Island. In turn, the Tiverton Casino will also utilize LED fixtures rather than neon lighting. In addition, the exterior lighting fixtures will consist of styles that minimize spill light and are night sky compliant, to avoid any potential disturbance to surrounding areas. Further, Twin River-Tiverton will utilize lighting that is energy efficient and consists of sleek, compact styles that blend seamlessly with the existing environment.

**w. Parking and Loading Docks**

In accordance with the Tiverton Casino Program, the Tiverton Casino Site shall have parking, including both surface and structured, designed to limit the area of impervious surface, promote public safety, allow for adequate drainage, and maintain existing vegetative buffers on the property. Further, the Tiverton Casino Site shall maintain at least two (2) loading docks with regard to the casino and hotel improvements.

**x. Reasonable Landscaping at Site Entrances, Public Areas, Parking Lots, and Adjacent to Buildings**

The design intention for the Tiverton Casino Site is to maintain the wooded buffer around the property and supplement with native plants along wetland areas of the site. Further, hardscape/landscape features shall be installed within the project development areas. In addition, entry signage to the Tiverton Casino Site shall be a low profile design as determined by public input during the charrettes and public meetings.

During the Pre-Application meeting with the Planning Board, certain members suggested incorporation of additional landscaping within the Tiverton Casino Site. Twin River-Tiverton is working with a landscaping consultant to formulate a landscaping plan to be submitted during the Preliminary Plan phase. Notwithstanding, landscaping design is at the conceptual stage and the comments of the Planning Board will be considered for inclusion by the consultant.

**y. Landscaping Materials Appropriate for Local Environment**

A landscape plan stamped by a registered landscape architect, licensed in the State of Rhode Island, will be submitted to the Town of Tiverton during the Preliminary Plan phase of the land development project review. The plan shall include the location of all landscaped areas with the proposed trees, shrubs, and other plant or ground covering material with information on the size, type, and spacing.

The landscape architect for the Tiverton Casino Project has not yet been engaged by Twin River-Tiverton. As design progresses to the Preliminary Plan stage, the landscape architect will meet with and work with Town officials to assemble the landscape plan that emphasizes the natural features on the project site, abutting properties, and meets Tiverton's planting requirements.

Moreover, a landscaping maintenance agreement shall be submitted to the Town to provide for the maintenance of plantings, utilizing acceptable horticultural practices and for replanting of new material where required plants have not survived.

**z. Vegetated Buffer Areas**

Existing vegetative buffers around the Tiverton Casino Site improvements will be maintained to ensure the casino and hotel structures are not visible from the surrounding roadways.

**aa. Existing Stone Walls**

During the Pre-Application meeting with the Tiverton Planning Board, comments were made with regard to the preservation and/or relocation of stonewalls on the Tiverton Casino site.

Rubble stone walls exist throughout the site. Where possible, these walls will be preserved and interpretative signage will be provided to describe their former use. Where development makes preservation of the walls in their existing locations impractical, the cobbles and stones will be stockpiled and protected during construction for relocation / reassembly onsite as landscape features throughout the finished casino site. Twin River-Tiverton's contract with its landscape designer has included a scope of work which requires the preservation and/or replication of existing stonewalls.

**bb. Building Design Concepts**

During the Pre-Application meeting, the Planning Board inquired as to how the hotel lobby would be visually incorporated within the casino building. In turn, color renderings depicting the proposed hotel lobby design have been included within the Master Plan Application.

Members of the Planning Board also inquired as to the elevations of the improvements on the Tiverton Casino Site. Therefore, the elevations of the casino and hotel buildings are set forth on Plan C-5 included within the Master Plan Application. In addition, a set of color renderings are also included within the Master Plan Application, illustrating the elevations of the various improvements and parking structure.

Finally, the Planning Board had made inquiry as to the appearance of the parking structure and whether that would take away from the visual features of the casino

entrance, including the porte cochere. Included in the Master Plan Application are computer generated images of the parking structure and the entrance of the casino which demonstrates how the project is utilizing the existing topographical features of the site, so that the parking structure does not appear as a two-story parking structure. Rather, the top level of the parking structure is on the same grade as the entry to the casino which features the entrance to the casino and the casino structure. Furthermore, the Planning Board had asked about different landscaping techniques to soften the upper deck of the parking structure. The computer generated images shows landscaping features around the top of the parking structure and various techniques such as trellises which soften the image.

## **V. Impact Analysis**

Pursuant to the Master Plan Application Checklist, an applicant must include an analysis of the potential impact of the proposed development on the surrounding neighborhood, specifically considering the estimated number of school-aged children to be housed in the development. The Tiverton Casino Gaming Facility involves the construction of a casino gaming facility in the Town of Tiverton at the intersection of William S. Canning Boulevard and Stafford Road, to be licensed as a pari-mutuel facility and offering state-operated video lottery games and state-operated casino gaming, such as table games.

In turn, the Tiverton Casino Gaming Facility is not a residential development and therefore will not involve a population including school-aged children that will impact the educational resources of the Town of Tiverton.

Moreover, the potential impact of the Tiverton Casino Gaming Facility on the various other existing resources within the Town of Tiverton is further discussed pursuant to the site analysis evaluation set forth above.

Further, during the Pre-Application meeting, the Planning Board Chairman raised the issue of low impact development standards. Twin River-Tiverton has committed to utilize low impact development techniques and mimic natural existing conditions on the site. In turn, Twin River-Tiverton shall encourage infiltration and groundwater recharge, low impact development techniques, and small scale stormwater management practices. Therewith, the Tiverton Casino Site has certain natural constraints that will be considered, including areas of steep slopes, ledge, and boulders.

## **VI. Timeline**

Article I, §23-4(a) of the Tiverton Land Development Regulations provides that said regulations are intended to provide “orderly, thorough and expeditious review and approval of land developments”.

Therewith, as set forth above, R.I. Gen. Laws §42-61.2-2.3(i) addresses the operational goal of July 1, 2018. In turn, in order for the Tiverton Casino to be operational by July, 2018,

the land development review will need to proceed in a thorough, yet expeditious, manner as provided for by the Tiverton Land Development Regulations.

Twin River-Tiverton is proposing to work with the Town to establish such a thorough, yet efficient land development review in accord with the following proposal of timeline milestones:

1. Concept plan review designed for the Planning Board to consider design concepts and address constraints to development – January 17, 2017.
2. Master Plan submission – projected date: January 23, 2017.
3. Technical review of Master Plan by Town of Officials.
4. Advisory opinion on Zoning Ordinance and Comprehensive Plan language to acknowledge State goal – projected date: February 7, 2017.
5. Public informational hearing and request for approval of Master Plan – projected date: February 21, 2017
  - a. Permission to proceed with construction of foundations subject to Building Official and RIDEM
6. Submission of Preliminary Plan Application.
7. Technical Review of Preliminary Plan by Town Officials.
8. Public Hearing and request for approval of Preliminary Plan – projected date: April 4, 2017.
  - a. Preliminary Plan conditioned upon final State approvals.
  - b. Phased construction
    - i. Phase I: foundations
    - ii. Phase II: balance of construction, Roundabout and off-site sewer improvements
9. Final Plan approval – projected date: May, 2017.
10. Projected start date for Phase II Construction/Roundabout/off-site sewer improvements: May, 2017

## **VII. Phased Construction**

Pursuant to R.I. Gen. Laws §45-23-48 and Appendix B, Article IX, §23-51 of the Tiverton Code of Ordinances, major land development projects may be divided into reasonable phases for review by the Planning Board and/or construction. In turn, approval by the Planning Board of the entire site design must be obtained at the Master Plan phase, after which the proposed phasing may be reviewed and approved by the Planning Board.

Twin River-Tiverton shall seek approval with the Tiverton Planning Board of its Master Plan Application as attached hereto. Therewith, Twin River-Tiverton will be seeking a phased construction schedule based in part upon timing of receipt of necessary approvals from various state entities, including the Rhode Island Department of Environmental Management.



**ATTACHMENT 1:**

**Checklist for Major Land Development / Major Subdivision**

**Master Plan**

Attachment 6.

**CHECKLIST FOR MAJOR LAND DEVELOPMENT / MAJOR SUBDIVISION  
MASTER PLAN**

This checklist is furnished by the Planning Board to assist in the application for Master Plan Approval of Major Land Developments and Subdivisions. It does not relieve the applicant of the responsibility to review and comply with all applicable regulations in the Tiverton Town Code.

Twenty (20) copies of all items, except as noted

Plans, stamped and signed by a professional surveyor registered in the State of Rhode Island, of the subject parcel showing the following information:

1.   X   A general location map showing the relationship of the parcel to the area within a half mile radius **See Sheet C-2 & Attachment 2:  
Half Mile Radius Map**
2.   X   Name of the proposed development or subdivision **See Sheet C-0**
3.   X   Name and address of property owner and applicant **See Sheet C-0**
4.   X   Name, address and telephone number of engineer and/or land surveyor **See Sheet C-0**
5.   X   Date of plan preparation, with revision date(s) **See All Sheets**
6.   X   True north arrow, and graphic scale (minimum of 1 inch = 100 feet, or as otherwise required) on 22-inch by 32-inch sheet(s) **See All Sheets**
7.   X   Assessors Map/Plat, Block, and Card/Lot number(s) of the land being developed or subdivided **See Sheet C-0**
8.   X   Dimensions and total area of subject parcel, and location and dimensions of existing property lines, easements and rights-of-way within or appurtenant to the subject parcel, with a certification (stamp) of a registered land surveyor, and class of survey **See Sheets SV-1 and C-5**
9.   X   Zoning district(s) of the land being developed or subdivided, with zoning boundary lines shown if there is more than one district **See Sheets SV-1 and C-2**
10.   X   Location, width and names of existing public, private and paper streets within and immediately adjacent to the subject parcel **See Sheets SV-1 and C-2**
11.   X   Names of abutting property owners and property owners within 200' of the subject parcel **See Attachment 3: List of Property Owners within  
200' of Proposed Property**

Major Land Development/Major Subdivision Master Plan Checklist

1

**Note: All attachments referenced are attachments to the Memorandum in Support of Master Plan Application**

12. N/A Location and approximate size of existing buildings or significant above-ground structures on the subject parcel **No existing buildings or significant above ground structures on the subject parcel**
13. X Location and dimensions of all existing utilities within or immediately adjacent to the subject parcel, including gas, electric, water, sewer and storm drainage facilities **See Sheet SV-1**
14. X Location of flagged wetland boundaries, watercourses or coastal features within the subject parcel or within 200 feet of the perimeter of the parcel; if there are no such wetlands or coastal features, an affidavit signed by a qualified professional (wetlands biologist, registered professional engineer or registered land surveyor) stating this **See Sheets SV-1 and C-2**
15. X Existing contours at intervals of two feet (interpolation to 5' from U.S. Geodetic 10' data may be acceptable) **See Sheet SV-1**
16. X Base flood elevation data **See Sheets SV-1 and C-2**
17. X Location of wooded areas and areas of agricultural use **See Sheet C-2**
18. X Location of any unique and/or historic features, including stone walls and historic cemeteries, within or immediately adjacent to the subject parcel **See Sheet C-2**
19. X Proposed buildings, building setback lines and other site improvements for a commercial or industrial development; proposed building lots, and areas, building setback lines and dimensions of proposed lots, with proposed lot lines drawn so as to distinguish them from existing property lines, for a residential development or subdivision **See Sheets SV-1 and C-2**
20. N/A Location, dimensions and area of any land to be set aside as open space or to be conveyed to the Town of Tiverton for public purposes **No proposed land to be set aside as open space or to be conveyed to the Town of Tiverton**
21. X Locations of existing and proposed permanent bounds (concrete or granite, where possible) **See Sheet SV-1**
22. X Location and dimensions of proposed easements and rights-of-way within the subject parcel **See Sheet C-2**
23. NA Proposed streets or street extensions and dimensions **No proposed streets or street extensions**
24. X Proposed drainage plan, including a profile, and the extension of existing stormwater lines and the addition of on-site drainage **See Sheets C-6, C-7, C-8, C-12, C-13, C-14, C-15, C-16, C-17**
25. X Proposed utilities plan, including the extension of gas, electric, street lights, water and sewer or other proposed utilities as applicable, and/or the location of on-site sewage disposal systems **See Sheets C-9, C-10, C-11**

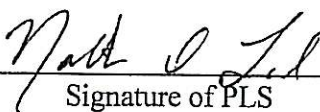
## Supplementary information:

1.   X   The names and addresses of all property owners requiring notification under these regulations **See Attachment 3: List of Property Owners within 200' of Proposed Property**
2.   X   If applicable, a notarized letter from the property owner to the Planning Board stating that the applicant has been given the specific authority to represent the owner in the matter before the Board **See Attachment 4: Notarized property Owner Letter**
3.   X   A site analysis as required in sec. 23-53 of the regulations **See Memorandum in Support of Master Plan Application and Attachment 5: Site Analysis Map**
4.   N/A   Calculations determining allowable density based upon the exclusion of unsuitable land from the total land area of the subject parcel, including the total acreage, the acreage of unsuitable land and the resulting total number of units **Project is not a subdivision therefore density is not applicable**
5.   N/A   Determination if the proposed development or subdivision lies within the Tiverton Watershed Protection Overlay Districts, or any other area designated by the Town or the State for purposes of environmental protection or natural or cultural resource protection **See Sheet C-2 and Attachment 6: Watershed Protection Overlay District Map**
6.   X   Twenty copies of the proposed development plan reduced to 11" x 17" sheet(s)
7.   X   Soils map of the area, with the locations of any prime agricultural and/or hydric soils within the subject parcel indicated on the soils map **See Attachment 7: Natural Resources Conservation Services Soil Map**
8.   X   An aerial photograph or a blue line copy of an existing aerial photograph of the subject parcel and surrounding area **See Attachment 2: Half Mile Radius Map**
9.   X   A narrative statement regarding the potential impact of the proposed development on the neighborhood and the town, including an estimate of the approximate population of the proposed development, an estimate of the number of school-aged children to be housed in the proposed development **See Memorandum in Support of Master Plan Application**
10.   X   A traffic study prepared by a traffic engineer regarding the potential impact of the proposed development on neighboring properties and roads **See Traffic Impact Analysis**
11.   N/A   Location of species of state concern and their habitats if within the Sin & Flesh Brook Natural Heritage area as mapped by RIDEM's Natural Heritage Program. Professional documentation required. See "Attachment 12: Guidance on Locating Species of State Concern and their Habitats". **See Sheet C-2 & Attachment 8: Natural Heritage Areas Map**
12.   X   Proposed project phasing, if any **See Memorandum in Support of Master Plan Application**
13.   X   Current filing fee

This application is being filed for the purpose of being placed on the Planning Board agenda for review. All information in this application is complete and accurate to the best of my knowledge. I hereby authorize duly appointed members of the Tiverton Planning Board and the Tiverton Conservation Commission to enter and inspect the property at reasonable times during the review and approval process for the purpose of ensuring compliance with the Land Development and Subdivision Review Regulations and with other applicable portions of the Town Code.

  
 \_\_\_\_\_  
 Signature of Applicant

1/20/12  
 DATE

  
 \_\_\_\_\_  
 Signature of PLS

1842  
 Registration No.

1/20/2012  
 DATE

Initial written comments on the Master Plan (provided by the Administrative Officer) from the following, as appropriate:

Local Agencies

- A.  Public Works \_\_\_\_\_
- B.  Building Official \_\_\_\_\_
- C.  Police Department \_\_\_\_\_
- D.  Fire Department \_\_\_\_\_
- E.  School Department \_\_\_\_\_
- F.  Conservation Commission \_\_\_\_\_
- G.  Harbor Commission \_\_\_\_\_
- H.  Applicable Water Authority(s) \_\_\_\_\_
- I.  Town Administrator \_\_\_\_\_
- J.  Town Solicitor \_\_\_\_\_

Adjacent communities (specify)

- A. \_\_\_\_\_
- B. \_\_\_\_\_

State agencies

- A.  RIDEM \_\_\_\_\_
- B.  RI CRMC \_\_\_\_\_
- C.  RIDOT \_\_\_\_\_
- D.  Other (specify) \_\_\_\_\_

**ATTACHMENT 2:**  
**Half Mile Radius Map**



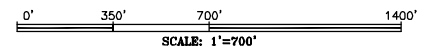
**CHERENZIA & ASSOCIATES, LTD.**  
 99 Mechanic St. P.O. Box 513  
 Pawtucket, CT 06379 Westerly, RI 02891  
 Tel: 860.629.6500 Tel: 401.596.7747  
 Fax: 860.599.6090  
 Civil Engineers  
 Land Surveyors  
 Land Use Planners  
 Environmental Engineers  
 www.cherenzia.com

SCALE: 1" = 700'  
 CA JOB # 215010  
 JANUARY 20, 2016  
 DRAWN BY: TMM  
 CHECK BY: CNB

**HALF MILE RADIUS PLAN**

**TWIN RIVER - TIVERTON  
 PROPOSED CASINO & HOTEL  
 PLAT 203 LOTS 106, 107 & 111  
 PLAT 204 LOTS 101,102,103,106 & 108  
 PLAT 206 LOT 140  
 WILLIAM S. CANNING BLVD &  
 STAFFORD ROAD  
 TIVERTON, RHODE ISLAND**

PREPARED FOR  
**FERRUCCI RUSSO, PC**



**ATTACHMENT 3:**

**List of Property Owners within 200' of Proposed Property**



LIST OF PROPERTY OWNERS WITHIN 200' OF PROPOSED PROPERTY TO  
BE DEVELOPED BY

TWIN RIVER-TIVERTON, LLC  
WILLIAM S. CANNING BLVD & STAFFORD ROAD  
TIVERTON, RI

1-18-17

<i>MAP</i>	<i>LOT</i>	<i>UNIT</i>	<i>OWNER</i>	<i>MAILING ADDRESS</i>	<i>STREET ADDRESS</i>
204	109		SILVA, CAROL A.	1600 EAGLEVILLE RD TIVERTON, RI 02878	0 6 ROD WAY TIVERTON, RI 02878
204	108		TWIN RIVER-TIVERTON, LLC	C/O MOLLY TRAHAN 100 TWIN RIVER ROAD LINCOLN, RI 02865	0 6 ROD WAY TIVERTON, RI 02878
203	106		MARSDEN BETTY J	3377 RIVERSIDE AVE SOMERSET, MA 02726	0 STAFFORD ROAD TIVERTON, RI 02878
206	140		HAMILTON, JENNIFER L	1712 EAGLEVILLE ROAD TIVERTON, RI 02878	1712 EAGLEVILLE ROAD TIVERTON, RI 02878
203	104		BELANGER ROGER S, TRUSTEE & BELANGER, MICHELLE M, TRUSTEE	125 STAFFORD ROAD TIVERTON, RI 02878	125 STAFFORD ROAD TIVERTON, RI 02878
204	106		TWIN RIVER-TIVERTON, LLC	C/O MOLLY TRAHAN 100 TWIN RIVER ROAD LINCOLN, RI 02865	0 WOOD STREET TIVERTON, RI 02878
204	102		TWIN RIVER-TIVERTON, LLC	C/O MOLLY TRAHAN 100 TWIN RIVER ROAD LINCOLN, RI 02865	0 WEAVER STREET TIVERTON, RI 02878
204	103		TWIN RIVER-TIVERTON, LLC	C/O MOLLY TRAHAN 100 TWIN RIVER ROAD LINCOLN, RI 02865	0 WEAVER STREET TIVERTON, RI 02878
204	101		TWIN RIVER-TIVERTON, LLC	C/O MOLLY TRAHAN 100 TWIN RIVER ROAD LINCOLN, RI 02865	0 CEDAR ROAD TIVERTON, RI 02878
203	111		TWIN RIVER-TIVERTON, LLC	C/O MOLLY TRAHAN 100 TWIN RIVER ROAD	0 WILLIAM S CANNING BLVD

				LINCOLN, RI 02865	TIVERTON, RI 02878
103	114		WILD WIND GROUP INVESTMENT CO C/O NANCY JONES	2345 HIGHLAND AVE FALL RIVER, MA 02720	154 BEARS DEN ROAD TIVERTON, RI 02878
203	120		FERREIRA MARIA E	P.O. BOX 514 REHOBOTH, MA 02769	99 AQUIDNECK DRIVE TIVERTON, RI 02878
203	119		COSTA ALFRED J ET ALI	P O BOX 1630 WESTPORT, MA 02790	0 AQUIDNECK DRIVE TIVERTON, RI 02878
203	115		SOARES JAMES J TRUSTEE STATELINE REALTY TRUST	36 AQUIDNECK DR TIVERTON, RI 02878	36 - 52 AQUIDNECK DRIVE TIVERTON, RI 02878
203	114		STATE LINE PROPERTIES, LLC	36 AQUIDNECK DRIVE TIVERTON, RI 02878	15 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	113	001	COOK JOHN J & JOANNE	83 RUSSELL DR TIVERTON, RI 02878	21 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	113	002	COOK JOHN J & JOANNE	83 RUSSELL DR TIVERTON, RI 02878	23 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	113	003	MARSHALL ARTHUR J & JACQUELINE M	5 MAYFLOWER WAY TIVERTON, RI 02878	25 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	113	004	MARSHALL ARTHUR J & JACQUELINE M	5 MAYFLOWER WAY TIVERTON, RI 02878	27 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	113	005	LEVESQUE BRUCE G & MICHELE S	37 WILLIAM S CANNING BLVD TIVERTON, RI 02878	29 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	113	006	BRUNELLE IDA M	31 WILLIAM S CANNING BLVD TIVERTON, RI 02878	31 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	113	007	K B ASSOCIATES	37 WILLIAM S CANNING BLVD TIVERTON, RI 02878	33 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	113	008	K B ASSOCIATES	37 WILLIAM S CANNING BLVD TIVERTON, RI 02878	35 WILLIAM S CANNING BLVD TIVERTON, RI 02878

203	113	009	K B ASSOCIATES	37-39 WILLIAM S CANNING BLVD TIVERTON, RI 02878	37 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	113	010	K B ASSOCIATES	37-39 WILLIAM S CANNING BLVD TIVERTON, RI 02878	39 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	113	011	K B ASSOCIATES	37-39 WILLIAM S CANNING BLVD TIVERTON, RI 02878	41 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	113	012	K B ASSOCIATES	37-39 WILLIAM S CANNING BLVD TIVERTON, RI 02878	43 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	112		ENDEAVOR HOLDINGS LLC	67 WILLIAM S CANNING BLVD TIVERTON, RI 02878	67 WILLIAM S CANNING BLVD TIVERTON, RI 02878
203	143		MURRAY GEORGE &	48 PLEASANT AVE TIVERTON, RI 02878	74 STAFFORD ROAD TIVERTON, RI 02878
203	105		SILVA MANUEL F & MARIA C	PO BOX 336 TIVERTON, RI 02878	115 STAFFORD ROAD TIVERTON, RI 02878
203	106		MARSDEN BETTY J	3377 RIVERSIDE AVE SOMERSET, MA 02726	0 STAFFORD ROAD TIVERTON, RI 02878
203	107		MARSDEN BETTY J	3377 RIVERSIDE AVE SOMERSET, MA 02726	103 STAFFORD ROAD TIVERTON, RI 02878
203	108		VIVEIROS CARMEN R	93 STAFFORD ROAD TIVERTON, RI 02878	93 STAFFORD ROAD TIVERTON, RI 02878
203	109		GENDREAU PATRICK	81 STAFFORD ROAD TIVERTON, RI 02878	81 STAFFORD ROAD TIVERTON, RI 02878
103	174		CHMURA PETER	344 HENRY ST FALL RIVER, MA 02721	0 FISH ROAD TIVERTON, RI 02878
204	107		CHMURA PETER	344 HENRY ST FALL RIVER, MA 02721	0 WOOD STREET TIVERTON, RI 02878
204	105		CHMURA PETER	344 HENRY ST FALL RIVER, MA 02721	0 WOOD STREET TIVERTON, RI 02878

103	136		GREEN ACRES REALTY INC	C/O RAY REEDY 79 COOLRIDGE RD GREENVILLE, RI 02828	0 FISH ROAD TIVERTON, RI 02878
103	136		TIVERTON TREASURER	TIVERTON TOWN HALL 343 HIGHLAND ROAD TIVERTON, RI 02878	0 FISH ROAD TIVERTON, RI 02878
103	128		WILD WIND GROUP INVESTMENT CO C/O NANCY JONES	2345 HIGHLAND AVE FALL RIVER, MA 02720	0 WEAVER STREET TIVERTON, RI 02878
103	120		WILD WIND GROUP INVESTMENT CO C/O NANCY JONES	2345 HIGHLAND AVE FALL RIVER, MA 02720	0 WEAVER & CEDAR STREET TIVERTON, RI 02878
203	123		SALIBI REALTY LLC	29 STAFFORD RD TIVERTON, RI 02878	21 STAFFORD ROAD TIVERTON, RI 02878
203	124		SALIBI REALTY LLC	29 STAFFORD RD TIVERTON, RI 02878	0 STAFFORD ROAD TIVERTON, RI 02878
203	135		DEMELLO CHERYL A	1041 OLD STAFFORD RD TIVERTON, RI 02878	50 STAFFORD ROAD TIVERTON, RI 02878
203	136		TIVERTON RENALTY ASSOC LLC	14400 METCALF AVE OVERLAND PARK, KS 66223	22 HURST LANE TIVERTON, RI 02878
203	140		22 HOLDINGS COMPANY LLC	PO BOX 453 JAMESTOWN, RI 02835	11 HURST LANE TIVERTON, RI 02878
203	141		LEVESQUE ROBERT E JR	66 STAFFORD ROAD TIVERTON, RI 02878	66 STAFFORD ROAD TIVERTON, RI 02878
203	125		SOARES DENNIS FRANCIS	15 STAFFORD ROAD TIVERTON, RI 02878	15 STAFFORD ROAD TIVERTON, RI 02878
203	144		SANTOS ANTONIO M & MARIA L	128 COOLIDGE ST SWANSEA 02777	10 KITCHENER STREET TIVERTON, RI 02878
203	110		PAIVA JOHN C & SHURTLEFF RODNEY H	73 STAFFORD ROAD TIVERTON, RI 02878	73 STAFFORD ROAD TIVERTON, RI 02878
203	117		VASCONCELLOS REAL ESTATE	62 AQUIDNECK DRIVE TIVERTON, RI 02878	62 AQUIDNECK DRIVE TIVERTON, RI 02878

203	116		COSTA ALFRED J ET ALI	P O BOX 1630 WESTPORT, MA 02790	54 AQUIDNECK DRIVE TIVERTON, RI 02878
103	175		NERONHA EDWARD J & JODI L	146 FISH ROAD TIVERTON, RI 02878	146 FISH ROAD TIVERTON, RI 02878
203	122		SALIBI REALTY LLC	29 STAFFORD ROAD TIVERTON, RI 02878	0 WILLIAM S CANNING BLVD TIVERTON, RI 02878

**ATTACHMENT 4:**

**Notarized Property Owner Letter**

January 17, 2017

Tiverton Planning Board  
c/o Marc Rousseau, Planner  
Tiverton Town Hall  
343 Highland Road  
Tiverton, RI 02878

**RE: Twin River Tiverton Casino – Major Land Development Application**

To All:


The undersigned parties write to the members of the Tiverton Planning Board in regard to the above-referenced matter.

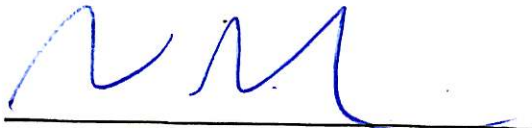
Please be advised that the properties located at (i) 0 Cedar Road (A/P 204, Lot 101); (ii) 0 Weaver Street (A/P 204, Lot 102); (iii) 0 Weaver Street (A/P 204, Lot 103); (iv) 0 Wood Street (A/P 204, Lot 106); (v) 0 6 Rod Way (A/P 204, Lot 108); and (vi) 0 William S. Canning Blvd. (A/P 203, Lot 111), are currently owned by Twin River-Tiverton, LLC (“Twin River-Tiverton”), by virtue of a deed recorded in the Land Evidence Records for the Town of Tiverton in Book 1616, Page 52 (the “Subject Property”).

Further, for clarification purposes, the property more particularly described on the Town of Tiverton Tax Assessor’s Map as Plat 203, Lot 111 includes a portion of the properties located at and previously described as (i) 1712 Eagleville Road (A/P 206, Lot 140) and (ii) 103 Stafford Road (A/P 203, Lots 106 and 107), pursuant to an administrative subdivision approved by the Town of Tiverton on or about January 9, 2017 and subsequently recorded therewith.

In turn, pursuant to this correspondence, Twin River-Tiverton authorizes W. Mark Russo of Ferrucci Russo P.C. on behalf of Twin River – Tiverton to file all applications with the Town of Tiverton seeking a major land development plan review with regard to the Subject Property.

Thank you for your time and assistance with this matter.

  
Craig L. Eaton  
Twin River-Tiverton, LLC  
100 Twin River Road  
Lincoln, RI 02865

  
W. Mark Russo  
Ferrucci Russo P.C.  
55 Pine Street, 4<sup>th</sup> Fl.  
Providence, RI 02903  
Tel.: (401) 455-1000

STATE OF RHODE ISLAND  
COUNTY OF Providence

In Lincoln, RI on the 17<sup>th</sup> day of January, 2017, before me personally appeared Craig Eaton, to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument by him executed to be his free act and deed.

Melley M. Sechen

NOTARY PUBLIC

My commission expires: 4/30/2019

K:\B\BLB\development\Zebra\corr\_17011617 wmr eaton to Tiverton Planning Board.docx

FERRUCCI  
RUSSO



**ATTACHMENT 5:**  
**Site Analysis Map**



AMEC FOSTER WHEELER  
ENVIRONMENT & INFRASTRUCTURE, INC.  
275 PROMENADE STREET, SUITE 120  
PROVIDENCE RHODE ISLAND, 02908  
WEB: WWW.AMECFW.COM



- SITE ANALYSIS MAP NOTES:**
1. A "REQUEST TO VERIFY WETLAND EDGES" WAS FILED AND VERIFIED BY RIDEM ON MARCH 17, 2016 BY CHERENZIA & ASSOCIATES (FILE NO. 15-0174). STATE REGULATED WETLANDS INCLUDE SWAMP WETLANDS (FLAGS A-1 TO A-11, A-100 TO A-184, B-1 TO B-20, B-100 TO B-146, AND C-100 TO C-134) WITH AN ASSOCIATED 50-FOOT PERIMETER WETLAND, AND A FORESTED WETLAND (FLAGS E-1 TO E-15) WHICH HAS NO ASSOCIATED PERIMETER WETLAND.
  2. THERE ARE NO FEMA REGULATED FLOODPLAINS ON THE PROJECT SITE. CALCULATED LIMITS OF THE 100-YEAR FLOODPLAIN FOR SUCKER BROOK AND THE ONSITE INTERMITTENT STREAM ARE DEPICTED ON THIS PLAN.
  3. STEEP SLOPES ARE DENOTED ON THIS PLAN IN RED.
  4. A "REQUEST TO VERIFY WETLAND EDGES" WAS FILED AND VERIFIED BY RIDEM ON MARCH 17, 2016 BY CHERENZIA & ASSOCIATES (FILE NO. 15-0174). STATE REGULATED WETLANDS INCLUDE RIVER AND STREAM CORRIDORS WITH AN ASSOCIATED 100-FOOT RIVERBANK WETLAND, SEVERAL AREAS SUBJECT TO STORM FLOWAGE (ASSF), AND A RIVER GREATER THAN 10 FEET WIDE (SUCKER BROOK) WITH AN ASSOCIATED 200-FOOT RIVERBANK WETLAND. MODERATE SLOPES ARE DENOTED ON THIS PLAN IN YELLOW.
  5. THE EXISTING SITE IS ENTIRELY WOODED, WITH SEVERAL AREAS OF NOTABLE OR SIGNIFICANT TREES.
  6. PROPOSED SITE CLEARING IS LIMITED TO CLOSELY FOLLOW ROADWAY SHOULDERS AND SITE ELEMENTS. RETAINING WALLS ARE INCORPORATED INTO THE SITE DESIGN TO MINIMIZE TREE CLEARING TO THE MAXIMUM EXTENT PRACTICABLE.
  7. THERE ARE NO AGRICULTURAL USES CURRENTLY LOCATED ON THE EXISTING SITE.
  8. THE PROJECT SITE IS NOT LOCATED WITHIN THE TIVERTON WATERSHED PROTECTION OVERLAY DISTRICT (WPOD). THE PROJECT SITE IS NOT LOCATED WITHIN A GROUNDWATER RESOURCE OR GROUNDWATER RECHARGE AREA, AS DENOTED BY THE RIDEM ENVIRONMENTAL RESOURCE MAP.
  9. THE PROJECT SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA (RARE, THREATENED, OR ENDANGERED SPECIES HABITAT), AS DENOTED BY THE RIDEM ENVIRONMENTAL RESOURCE MAP.
  10. THE PROJECT SITE IS NOT LOCATED ON A RIDOT SCENIC ROADWAY.
  11. THERE ARE NO KNOWN HISTORIC SITES OR BUILDINGS LOCATED ON THE PROJECT SITE.
  12. THERE ARE NO KNOWN GREENWAYS OR TRAILS ON THE PROJECT SITE, AS NOTED BY THE RIDEM ENVIRONMENTAL RESOURCE MAP, AND TOWN OF TIVERTON GIS.
  13. THERE IS NO STATE OR LOCAL CONSERVATION LAND WITHIN THE PROJECT SITE AREA, AS DENOTED BY THE RIDEM ENVIRONMENTAL RESOURCE MAP, AND TOWN OF TIVERTON GIS.
  14. THERE IS NO LAND UNDER CONSERVATION EASEMENT OR KNOWN DEVELOPMENT RESTRICTIONS ON THE PROJECT SITE.

- LEGEND**
- PROPOSED PROPERTY LINE
  - 100'/200' RIVERBANK WETLAND BUFFER
  - 50' PW 50' PERIMETER WETLAND BUFFER
  - RIVER/STREAM
  - CALCULATED 100-YEAR FLOOD PLAIN
  - SWAMP/FORESTED WETLAND DELINEATION
  - STEEP SLOPES (21% OR GREATER)
  - MODERATE SLOPES (15% - 20%)

**NOT FOR CONSTRUCTION**  
SEAL:

REVISION	DATE	DESCRIPTION

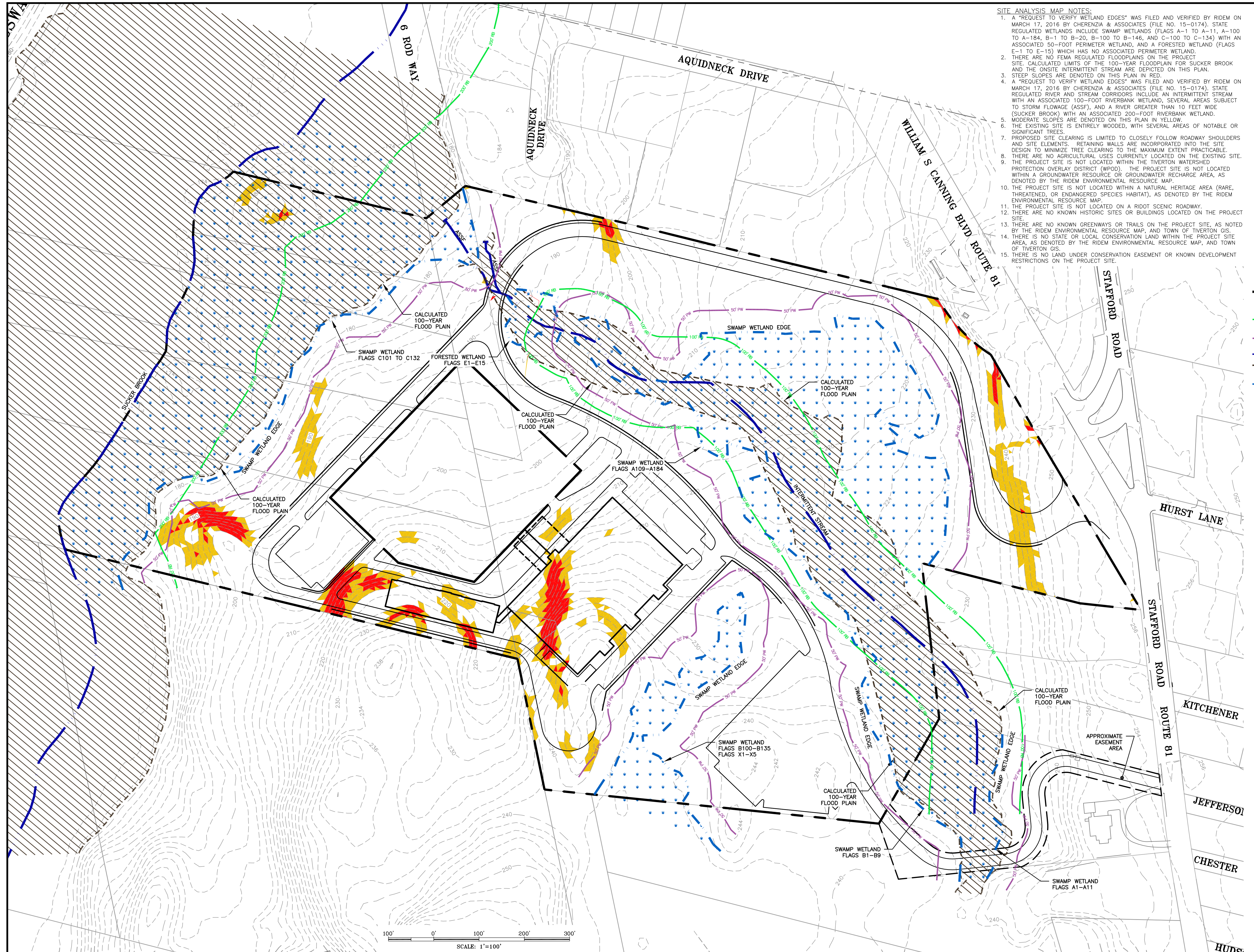
CLIENT:  
**TWIN RIVER TIVERTON, LLC**  
C/O MARK RUSSO ESQ  
55 PINE STREET, 4TH FLOOR  
PROVIDENCE, RI 02903

PROJECT:  
**TWIN RIVER TIVERTON PROPOSED CASINO & HOTEL**  
WILLIAM S. CANNING BLVD & STAFFORD ROAD  
TIVERTON, RHODE ISLAND

TITLE:  
**SITE ANALYSIS MAP**

ISSUED FOR: PERMITTING  
DATE: JANUARY 20, 2017  
SCALE: 1" = 100'  
DRAWN BY: AKG / TMT  
CHECKED BY: GAA  
PROJECT NO: 3653160007

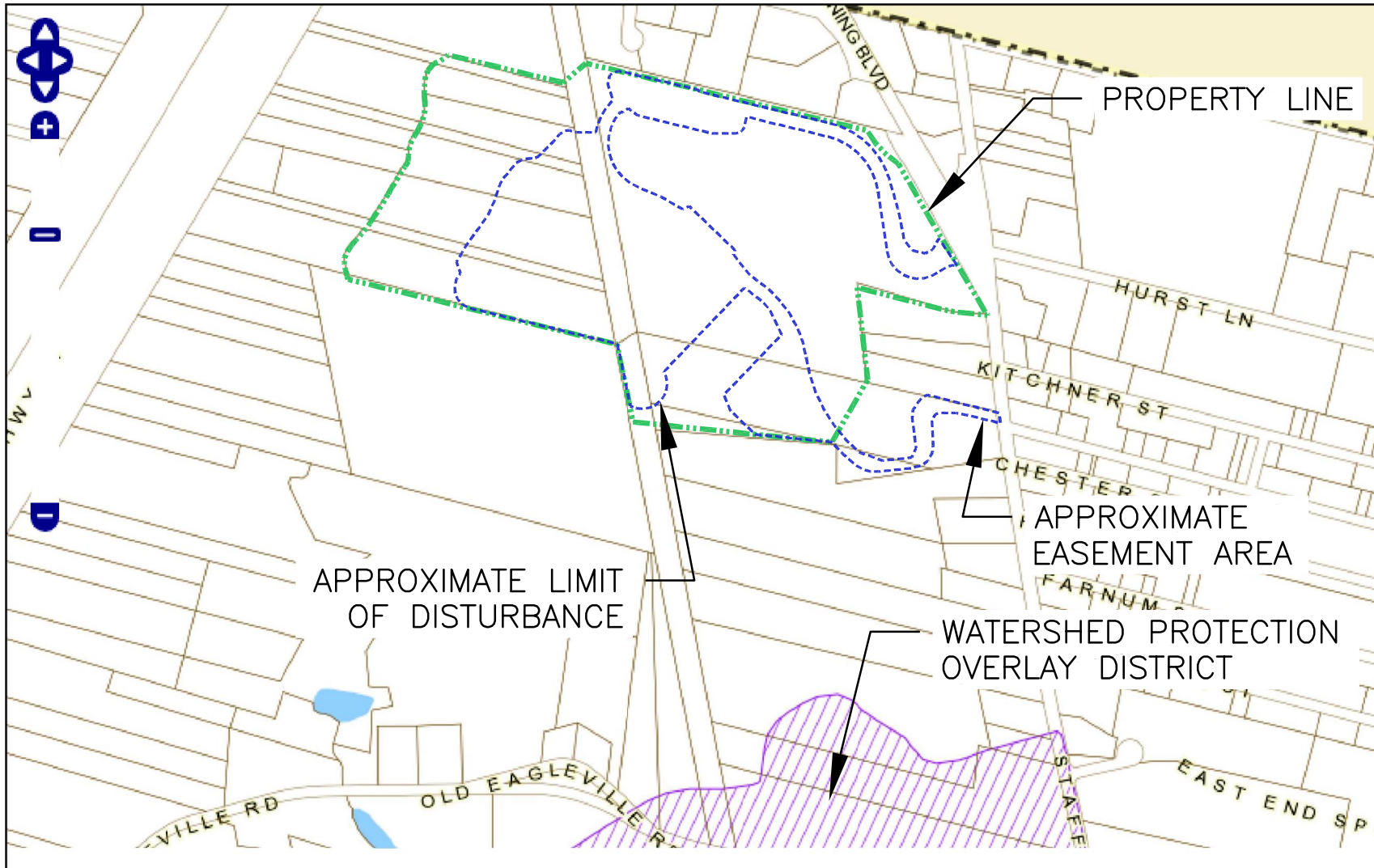
**FIGURE**



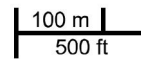
SCALE: 1" = 100'

**ATTACHMENT 6:**

**Watershed Protection Overlay District Map**



## Town of Tiverton, Rhode Island

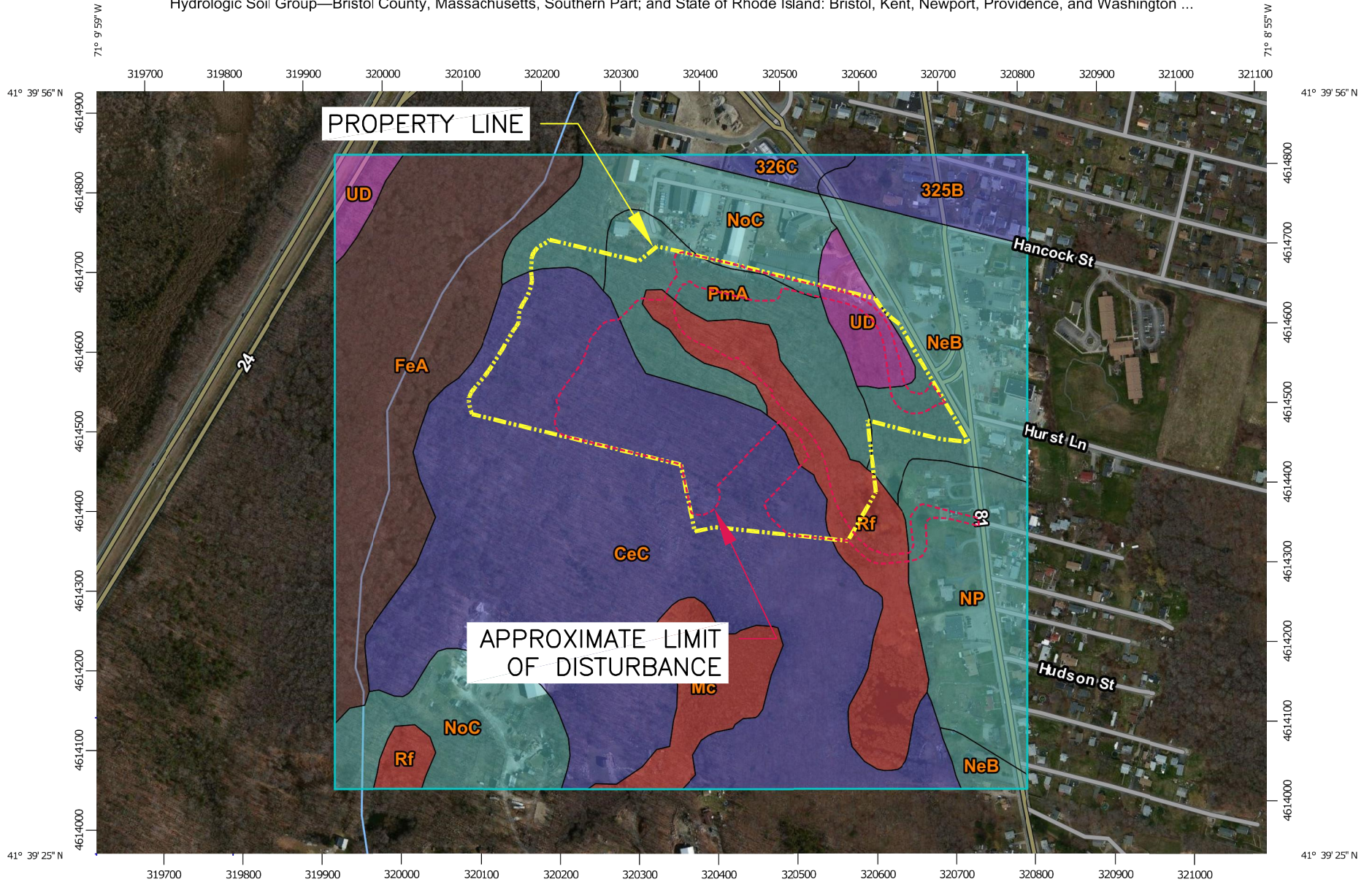


Printed 12/22/2016 from <http://www.mainstreetmaps.com/ri/tiverton/public.asp>

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Tiverton, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

**ATTACHMENT 7:**

**Natural Resources Conservation Services Soil Map**



Map Scale: 1:6,750 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters


0 300 600 1200 1800 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:12,000 to 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bristol County, Massachusetts, Southern Part  
 Survey Area Data: Version 9, Sep 28, 2015

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties  
 Survey Area Data: Version 14, Sep 22, 2015

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 8, 2011—Apr 9, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

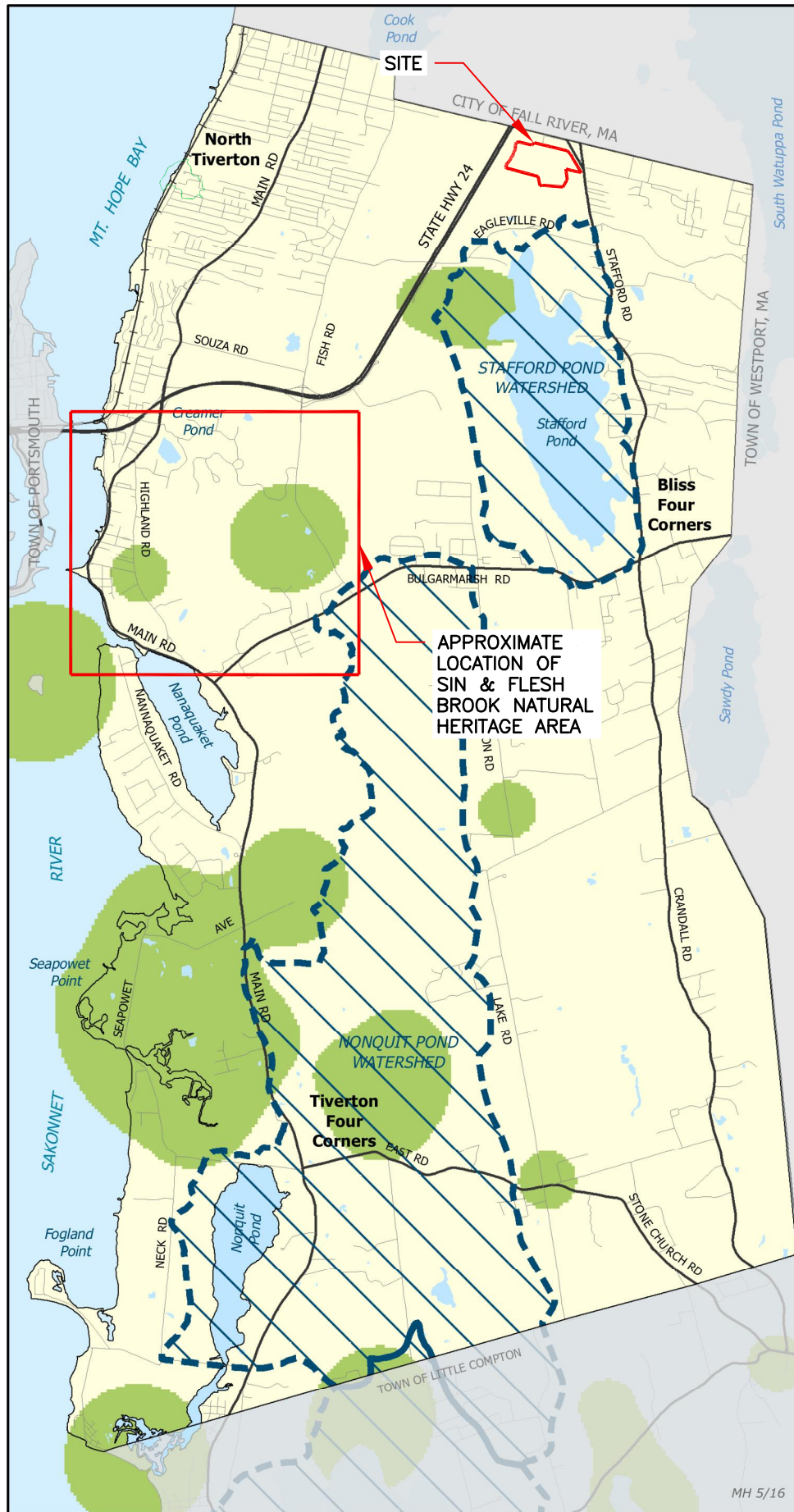
## Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Bristol County, Massachusetts, Southern Part (MA603)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
52A	Freetown muck, 0 to 1 percent slopes	B/D	3.9	2.3%
325B	Newport loam, 3 to 8 percent slopes	B	20.8	12.3%
326C	Newport loam, 3 to 15 percent slopes, very stony	B	11.4	6.8%
651	Udorthents, smoothed	A	0.3	0.2%
656	Udorthents - Urban land complex		3.7	2.2%
<b>Subtotals for Soil Survey Area</b>			<b>40.1</b>	<b>23.8%</b>
<b>Totals for Area of Interest</b>			<b>168.7</b>	<b>100.0%</b>

Hydrologic Soil Group— Summary by Map Unit — State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties (RI600)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CeC	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, very rocky	B	37.4	22.2%
FeA	Freetown muck, 0 to 1 percent slopes	B/D	26.3	15.6%
NeB	Newport silt loam, 3 to 8 percent slopes	C	21.4	12.7%
NoC	Newport extremely stony silt loam, 3 to 15 percent slopes	C	10.6	6.3%
NP	Newport-Urban land complex	C	8.5	5.1%
PmA	Pittstown silt loam, 0 to 3 percent slopes	C	9.8	5.8%
Rf	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	D	7.4	4.4%
UD	Udorthents-Urban land complex	A	7.2	4.2%
<b>Subtotals for Soil Survey Area</b>			<b>128.6</b>	<b>76.2%</b>
<b>Totals for Area of Interest</b>			<b>168.7</b>	<b>100.0%</b>



**ATTACHMENT 8:**  
**Natural Heritage Areas Map**



- NATURAL HERITAGE AREAS
- PONDS, OPEN WATER
- SURFACE WATER RESERVOIR WATERSHED
- MINOR ROAD
- MAJOR ROAD
- RAILWAY

Source: RIDEM (2014).



Disclaimer: This map is not the product of a Professional Land Survey. It was created by Mapping and Planning Services for general reference, informational, planning and guidance use, and is not a legally authoritative source as to the location of natural or manmade features. Proper interpretation of this map may require the assistance of appropriate professional services. The Town of Tiverton or MPS makes no warranty, express or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.

TIVERTON COMPREHENSIVE COMMUNITY PLAN



## Figure 4-4 NATURAL HERITAGE AREAS

**ATTACHMENT 9:**  
**Project Renderings**



















