

# Tiverton Planning Board

346 Judson Street • Tiverton Rhode Island 02878  
(401) 625-6718



Mailing Address:  
343 Highland Road • Tiverton Rhode Island 02878

## AMENDMENT OF TIVERTON TOWN CODE APPENDIX B LAND DEVELOPMENT AND SUBDIVISION REGULATIONS *Adopted September 13, 2011*

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### SUMMARY OF CHANGES TO REGULATIONS

#### **Article II. Definitions**

Amend Definition (26) *Minor Subdivision*. Strike the word "residential" from the first sentence. Strike the second sentence entirely: "All nonresidential subdivisions shall be considered as major subdivisions."

#### **Article IX. General Procedures**

Section 23-49. Recording and filing of approved plans and plats.

Add new subsection d. and renumber the sections following. New subsection d. requires submission of electronic files for approved final [land development and subdivision] plans. Electronic files will be for reference purposes only, and the plans recorded in Land Evidence will remain the official plans of record.

#### **Article X. Design Requirements and Public Improvement Standards**

Section 23-62. Water service.

Add new subsection e. *Cisterns*. New subsection requires the installation of underground water cisterns for subdivisions and land developments containing three (3) or more lots or units in areas of town not serviced by public water supply. Cisterns would be subject to the approval of the Tiverton Fire Chief or designee. Repairs to and maintenance of cisterns would not be the responsibility of the Tiverton Fire Department or the Town of Tiverton.

FULL TEXT OF AMENDMENTS ATTACHED

**TIVERTON TOWN CODE**  
**APPENDIX B**  
**LAND DEVELOPMENT AND SUBDIVISION REGULATIONS**

**ARTICLE II. DEFINITIONS**

(26) *Minor Subdivision.* A plan for a subdivision of land consisting of five or fewer units or lots, provided that such subdivision does not require waivers or modifications as specified in these regulations.

**ARTICLE IX. GENERAL PROCEDURES**

**Sec. 23-49. Recording and filing of approved plans and plats.**

- a. All approved final plans and plats for land development and subdivision projects shall be signed by the planning board chairman, attesting to the approval by the planning board with the date of said approval.
- b. One copy of the final plan or plat, printed on mylar sheets no larger than 18 inches by 24 inches, shall be recorded in the land evidence records by the town clerk, unless advised in writing to the contrary by the applicant. The material to be recorded for all plans and plats shall include all pertinent plans with notes thereon concerning all the essential aspects of the approved project design, the implementation schedule, special conditions placed on the development by the town, permits and agreements with state and federal reviewing agencies, and other information as required by the planning board. The town clerk shall not accept for recording any subdivision plat which is not endorsed and signed by the planning board chairman.
- c. Additional paper copies of the approved final plan or plat shall be distributed as follows:
  - (1) One copy of the endorsed plan or plat shall be forwarded to the applicant.
  - (2) One copy each shall be forwarded to the tax assessor's office and the fire chief.
  - (3) Two copies of the entire approved set of drawings shall be submitted to the director of public works.
  - (4) One copy of the entire final approved set of drawings, each sheet endorsed and signed by the planning board chairman, shall be kept in the permanent records of the planning board.
- d. Additional electronic copies of the approved final plan or plat marked "for reference only" shall be provided by the applicant and distributed as follows:
  - (1) One copy in a Portable Document Format (PDF) shall be forwarded to the the Town Planner, Tax Assessor, and the statewide "911" emergency authority.
  - (2) One copy in a computer aided design format such a AutoCAD shall be forwarded to the Town Planner and Tax Assessor.
- e. All final plans, as well as other parts of the application record for subdivisions and land development projects, including all meeting records, approved master and preliminary plans, site analyses, impact analyses, all legal agreements and records of the public hearing, shall be kept permanently in the records of the planning board.
- f. The administrative officer shall notify the statewide "911" emergency authority and the local police and fire authorities servicing any new development or plat, with the information required by each of the authorities.

(Ord. of 6-26-03; Ord. of 9-13-11)

**Note:** Former § 23-40.

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**ARTICLE X – DESIGN REQUIREMENTS AND PUBLIC IMPROVEMENT STANDARDS**

**Section 23-62 – Water Service**

*(new subsection)*

e. *Cisterns.* In the event the Planning Board, after careful deliberation and considering all relevant factors before it, resolves that a proposed subdivision or land development cannot connect to a public water supply, then the proposed subdivision or land development shall provide underground water cisterns for fire protection purposes to be approved in writing by the Tiverton Fire Chief or his/her designee, in conformance with the following minimum requirement.

<u>Number of Lots / Units</u>	<u>Number of Cisterns</u>
Less than three (3)	0
Three (3) to Five (5)	1
Six (6) to Ten (10)	2
Eleven (11) or More	to be determined by the Fire Chief

The size and location of the cistern(s) shall be determined by the Fire Chief or his/her designee prior to Preliminary Plan approval of the subdivision or land development. Cisterns shall not be located within the public right of way.

Repairs to and maintenance of approved tanks will not be the responsibility of the Tiverton Fire Department or the Town of Tiverton. All repairs shall be the responsibility of the Homeowners Association of that subdivision or land development, or other legal entity as described in the Final Plan Decision and/or other recorded legal documents.

*Adopted Tiverton Planning Board  
September 13, 2011*

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