



TIVERTON CONSERVATION COMMISSION

TOWN HALL, 343 HIGHLAND ROAD
TIVERTON, RHODE ISLAND 02878

22 February 2015

Tiverton Planning Board
Town of Tiverton
343 Highland Road
Tiverton, RI, 02878

RE: OPPOSITION TO TIVERTON CROSSINGS/GLEN DEVELOPMENT PROPOSAL

Dear Members of the Tiverton Planning Board,

At its January 2015 meeting, the Tiverton Conservation Commission voted unanimously to direct me to write a letter to the Tiverton Planning Board to convey the Commission's opposition to the Tiverton Crossings/Glen development. The Commission is concerned that the size and scope of this development far exceeds any reasonable limits and that it will, therefore, cause irreparable harm to the scenic beauty, rural integrity, and environment of our Town.

The Commission wishes to raise, and urges the Planning Board to consider, the following real and potential negative impacts of this proposed development on the Town of Tiverton:

- a) **Water usage:** The proposed development will consume significant amounts of potable water from the Town's water systems. Do we have the capacity to supply the required extra water, especially during times of low rainfall/drought? If extra water has to be purchased by our water suppliers from the City of Fall River to meet this demand, what will be the effects on the cost of water and on the average residential water bill?
- b) The development will require a significant amount of paving. This paving will convert permeable surfaces into impermeable surfaces and generate additional run-off. The large amount of land surface to be converted to paved parking will increase the level of pollutants in the run-off due to the leakage of petroleum, oils and lubricants from automobiles and trucks. Unfiltered run-off channeled to nearby wetlands could negatively impact their quality and sicken wildlife that depend upon these wetlands for their food and water.
- c) The development will require blasting to bring the site to the planned topography. This Town has already experienced significant problems with the effects of blasting in rock quarries on neighboring properties. The amount of blasting to be carried out for this development has the potential to cause problems on neighboring parcels of land.
- d) The amount of traffic that this development will generate is unprecedented for the Town of Tiverton and it will significantly increase road congestion in the vicinity of the development. The fact that the development will require so many new traffic lights along such a short stretch of Main Road is a warning of the heavy increase in traffic to come when the project is fully constructed. The traffic associated with this development will significantly degrade the rural integrity of the Town and increase the time and difficulty faced by residents trying to drive from the north end of Town to the south end of Town (and vice-versa).

- e) Construction of the development will have an extremely negative effect on the Osborn-Bennett Historic District, thereby further degrading the scenic beauty and rural integrity of the Town.

The Conservation Commission is not opposed to development, but this particular development is so large and out-of-scale for our Town that it cannot be built as envisioned without significant changes to Tiverton's Comprehensive Plan – the Town's view as to how and where development should occur. A considerable amount of discussion and thought has gone into the writing the Comprehensive Plan, and the Commission is strongly opposed to the alteration of the Comprehensive Plan to allow specific projects to occur that otherwise could not proceed. Instead, we believe that developers should look to the Comprehensive Plan as guidance for what can and should be done, rather than as a series of obstacles to be altered or removed to allow their particular projects to be built. The Comprehensive Plan was written to guide the development of the entire Town, and changes made to accommodate any specific project can have unintended, negative consequences for the development of other parts of Tiverton for years to come.

The Conservation Commission urges the Planning Board to reject the Tiverton Crossings/Glen development as currently planned, and to vote down any/all proposed changes to the Town's Comprehensive Plan that were drafted specifically to enable this particular development to be built.

Sincerely,



Dr. Thomas S. Ramotowski
Chairman

xc: Conservation Commission