

LINCOLN PLANNING BOARD
APRIL 27, 2022
APPROVED

The regular meeting of the Planning Board was held on April 27, 2022. This meeting was at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island. Chairman Bostic called the meeting to order at 7:00 p.m. The following members were present: Ken Bostic, Jeffery Almond, Tom Salvatore, Mike Reilly, Ned London, Tom Tuytschaevers, and Megan Bellamy. No members were absent. Elizabeth Gagnon kept the minutes. Also in attendance were Town Planner Al Ranaldi and Town Engineer and Town Solicitor Anthony DeSisto.

CONSENT AGENDA

Chairman Bostic reminded that the Consent Agenda is normally voted on in total unless a member motions to remove an item. Motion by Member Reilly to accept the consent agenda as presented, second by Member Almond. Motion approved by all members present.

Chairman Bostic: Welcomes new member Megan Bellamy.

Major Land Development

Wellington Road Development
-Maple Realty, LLC

AP 28 Lot 147
Wellington Road

Public Hearing – 7:00 PM
Preliminary Plan Review

Town Planner Ranaldi: Presents the proposed project per the Technical Review Committee dated April 19, 2022. (Attached) This applicant is in front of the Planning Board for a Public Hearing at Preliminary Plan review stage. If the Planning Board approves and barring any unforeseen concerns brought out during the Public Hearing, the TRC feels that based on the Preliminary Plan submission and Technical Review Committee review, the Technical Review Committee feels that the applicant has addressed the majority of technical requirements of the subdivision regulations for a Preliminary Plan review stage. The outstanding item is the Stormwater Management Plan.

Bruno: From Maple Realty, LLC. Bruno states that Al covered the proposed project in his presentation and further details the proposed project. Chairman Bostic asks when they plan to break ground. Bruno: They will break ground almost immediately if proposed project is approved in May. It is just the stormwater management that needs to be addressed.

Solicitor Anthony DeSisto read the abutters list. Motion by Member Reilly to open the Public Hearing second by Member Almond. Motion approved by all members present.

Marion Dale: Ms. Dale lives on River Road and is not an abutter. She states that the areas for the proposed project was a Super Fund site due to Hunt Chemical pollution. She says clay basin went into wells. Ms. Dale also says there is a lot of cancer in the area. The pollution site should be checked before going forward with the proposed project.

Scott Dickinson: (Abutter) says he is concerned about water runoff.

David Hart (not an Abutter) is concerned about large tractor-trailers going by the school due to the number of students.

Motion to close the Public Hearing by Member Reilly, second by Member Salvatore. Motion approved by all members present.

Chairman Bostic: One of the big questions is this site (inaudible). Bruno: Do you mean untenable? Chairman Bostic: Right. Bruno: There was a problem obviously was decades ago. The entire site was capped. The addition is to the list and is not anywhere near that. Chairman Bostic: So the letter says it has been remediated and it is all set? Bruno: Yes. They are not disturbing any of that dirt. Chairman Bostic: Ask if they will have the soil report at the next meeting. Bruno: Replies yes.

Chairman Bostic: Ask if they will have the stormwater report and the drainage report. Bruno: We will absolutely have them at the next meeting. We will have them in two weeks.

Town Planner Ranaldi: Has a vague memory of this site was closed down.

Member Reilly: Says they will feel better about this project with documentation that the site is up to speed. There are some concerns from people from the audience and they want to respond to that.

Member Salvatore: Does the delay have anything to do with this issue? Bruno: Absolutely no. There is no correlation.

Member Tuytschaevers: Asks about the dirt being hauled away. Bruno: Not that much and details .Entire section is almost 6” above the actual grade itself. It is completely graded area and completely cleared area. We do not have a lot of run off. He will be happy to meet with the neighbors and address the concerns.

Member Reilly: Asks if they will be putting in a foundation. Bruno: Yes.

Chairman Bostic: Asks if it pavement now. Bruno: Yes.

Bruno explains the Company. There will be no traffic increase and explains. He is not aware of tractor trailer trucks.

Town Planner Ranaldi: Mentions there are three (3) concerns; the existing traffic, storage only, and runoff. He will run this all by Leslie who is not in attendance.

Chairman Bostic: I would also like to run this by the Chief of Police regarding the tractor trailers trucks.

Member Tuytschaevers as about the quantity of storage on site. Bruno: Explained in detail.

Residential Multi-Family Development	AP 06 Lot 213	Master Plan Review
-Jorica Development	Smithfield & Higginson Avenue	

Town Planner Ranaldi: Present the proposed project as per the Technical Review Committee report dated April 19, 2022. (Attached) This applicant is in front of the Planning Board for a Master Plan Review. Based on the Master Plan Submission and Technical Review Committee review, the Technical Review Committee feels that the applicant has addressed all of the technical requirements

of the subdivision regulations for the Master Plan review stage. However, the Technical Review Committee, per their report dated April 29, 2022, expressed concerns about advancing this project further in the review process until the affordable housing requirement as specified in the Zoning Ordinance is clarified.

Attorney John Shekarchi: Details the revisions and status of the proposed project. In agreement with the Town Solicitor they are in agreement that there will be one (1) affordable unit. And it will be deed restricted.

Project Engineer Campbell: for the applicant. Reviews the plans.

Member Tuytschaevers: As about the trash removal and recycling. Project Engineer Details the trash removal.

Member asks if there is enough room for the trash truck and turnaround with cars parked. Project Engineer: Details. Member asks about parking and driveway. Project Engineer: Describes parking and driveway in detail.

Chairman Bostic: Asks if these are going to be one bedroom or two bedroom. Project Engineer: Proposed for two (2) bedrooms. Chairman Bostic: Each unit will have two parking spaces. Project Engineer: There will be ten (10) parking spaces and details. There is no visitor parking.

Member London: Asks about public safety describe going in and out of there. Project Engineer: Details the layout of the site and feels it will be an improvement.

Member Reilly: The gas station is not an operating as a gas station.

Project Engineer continues the detail of the site.

Pimentel: Will present a neighborhood analysis and report at the next meeting. He details.

Member Tuytschaevers: Assuming there will be children living there and they go to school how will they get across the street safely. Ed Pimentel – Land Use Consultant: In 90 to 95% of affordable housing one (1) and (2) bedroom in the last five years there are no children and don't attract children. He describes a project in Central Falls with more 1 & 2 bedroom units and there are not children.

Chairman Bostic: Ask if it is a two bedroom will the wife be in one bedroom and the husband in the other. Pimentel: The potential is there but they don't attract children. Member Tuytschaevers: Asking if there will be children living is a good question. How will they cross the street safety if they go to school? Project Engineer describes the site and walking area for possible children.

Member Tuytschaevers: Asks about sidewalks and crosswalks for children to cross safely. Project Engineer: Correct and describes in detail. Member Tuytschaevers: It says there needs to be an advisory recommendation from the Board and I do not know what the Board is supposed to advice.

Town Solicitor DeSisto: States the Board needs to make a recommendation to the Zoning Board as to whether or not the Special Use Permit is appropriate here based on the Comprehensive Plan. And further details the process of the proposed project.

Town Planner Ranaldi: Makes a suggestion as to the one unit being affordable and says that with the description of town houses all five (5) units are conducive to be affordable.

Motion by Member Reilly to move the project to Public Hearing next move second by Member London. Motion approved by all members present.

Major Subdivision Review

The Fairgrounds Subdivision
-We Dig Investments, LLC

AP 42 Lots 12, 13, 42, 43, & 147 Preliminary Plan Review
Kendall Drive

Town Planner Ranaldi presents the proposed project as per the Technical Review Committee report dated April 19, 2022. (Attached). This applicant is in front of the Planning Board for a Preliminary Plan Review. If the Planning Board is comfortable with the preliminary plan submission, the Technical Review committee feels that the applicant has successfully addressed the majority of the technical requirements of the subdivision regulations at Preliminary Plan review stage. The applicant indicated per the Technical Review Committee report that they are actively working to address the outstanding items. The next step in the review process is to conduct a Public Hearing.

Attorney for the applicant: Reviews the status since the last meeting.

Victoria Howland: Pare Corp. Project Engineer: Describes in detail the proposed project.

Motion to move the proposed project to a Public Hearing next month by Member Reilly, second by Member Almond. Motion approved by all members present.

Secretary's Report

Motion of dispense with the reading of the Secretary's Report by member Reilly, second by Member Almond. Motion approved by all members present. Motion to accept the Secretary's Report by Member London, second by Member Salvatore. Motion approved by all members present.

Solicitor's Report

Town Solicitor DeSisto updates the status of the SHAB appeal for the Women's Development Corporation for the Break Hill proposed project. Also Kirkbrae Development going to Superior Court.

Motion to adjourn by Member Reilly, second by Member Almond.
Meeting adjourned at 9:10 PM.

Respectfully submitted,

Elizabeth A. Gagnon

Secretary to the Planning Board