

LINCOLN PLANNING BOARD
MAY 25, 2022
Approved

The regular meeting of the Planning Board was held May 25, 2022. This meeting was at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island. This was an in-person meeting. The public was able to view the meeting in person or by utilizing the web streaming available on www.lincolnri.org.

Chairman Bostic called the meeting to order at 7:00 p.m. The following members were present: Ken Bostic, Megan Bellamy, Jeff Almond, Mike Reilly, Ned London, and Tom Tuytchevers. Member Tom Salvatore was absent. Also in attendance were Town Planner Al Ranaldi, Town Solicitor Anthony DeSisto and Town Engineer Leslie Quish. Elizabeth Gagnon kept the minutes.

CONSENT AGENDA

Chairman Bostic reminded members 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.

Major Subdivision Review

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| a. The Fairgrounds Subdivision | AP 42 Lots 12, 13, 42, 43, & 147 | Public Hearing 7:00 PM |
| We Dig, Investments, LLC | Kendall Drive | Preliminary Plan Review |

Town Planner Ranaldi presents the proposed project as per the Technical Review Committee report dated May 17, 2022 (attached). This project is in front of the Planning Board for a Preliminary Plan – Public Hearing. Barring any unforeseen concerns brought out at this hearing, the Technical Review Committee feels that the applicant has successfully addressed the technical requirements of the subdivision regulations at a Preliminary Plan review stage. If the Planning Board is satisfied with the proposed subdivision, the Technical Review Committee identified five (5) conditions of approval as listed in the TRC report.

Attorney for the Applicant: States they are seeking Preliminary Plan approval and seeking Administrative final plan approval. He has reviewed the TRC report and the conditions are acceptable to the applicant. If the Board has questions, the Engineer and the Project Engineer are present.

Chairman Bostic: Asks if they have any better idea where they stand with the water. Engineer for the Applicant. Speaks for Bob Anderson who sent a letter. Chairman Bostic: Asks if that is a high service area for impact fees. Town Planner Ranaldi: Leslie and Al had an extensive talk with the new Superintendent. They are studying all their options. It is a massive project. The critical concern now is that they have fire protection and they have that. They are familiar with all the conditions.

Town Solicitor DeSisto reads the abutters list.

Motion by Member Reilly to open the public meeting, second by Member Almond. Motion approved by all members present. No abutters speak for or against the project.

Motion to close the public hearing by Member Reilly, second by Member Almond. Motion approved by all members present.

Motion by Member Reilly for Preliminary Plan approval with conditions set forth in the Technical Review Committee Report and two (2) waivers by the applicant, second by Member Almond. Motion approved by all members present.

Motion to delegate final plan approval to the Administrative Officer by Member Reilly, second by Member Almond. Motion approved by all members present.

Motion to set the bond at \$38,700.00 by Member Almond, second by Member London. Motion approved by all members present.

Major Land Development Review

1. Residential Multi-Family Development AP 06 Lot 213 Public Informational Meeting - 7:00 PM
 Jorica Development Smithfield Avenue & Higginson Avenue Master Plan Review

Town Planner Ranaldi: Presents the proposed project per the Technical Review Committee report dated May 20, 2022. (Attached) Based on the Master Plan submission and the Technical Review Committee review, the Technical Review Committee feels that the applicant has addressed all of the technical requirements of the subdivision regulations except for the water availability letter but it is on the way they and do not need letter of eligibility from RI Housing. This is a regular zoning application. The two affordable units must be deed restricted. The Town of Lincoln's policy is that they will not pick trash or recycling for the property or the units. The applicant will be required to contract with the private company for these services. This must be placed on the site plan indicated policy. The applicant has been advised to speak with the Lincoln Water Commission as soon as possible.

Attorney Shekarchi: For the applicant has agreed to make two (2) of the units affordable and deed restricted as required. Ed Pimental: Land Use Consultant describes the report. Attorney Shekarchi: They are happy to abide with the recommendations for snow removal, garbage and things of that nature per the TRC report.

Chairman Bostic: Asks where we stand with the Water Department and the NBC. Attorney Shekarchi: Water Department letter is pending and additional conversations with them and NBC they do not expect any issues so we are hoping to go forward.

Member Reilly: Are you planning to do a traffic report more to do with the traffic coming in and out with the traffic signal and taking the right on to Higginson Avenue? Attorney Shekarchi: Mr. Campbell addressed that a little bit at the last hearing. But if the Board feels it is important they will be more than happy to have something more detailed and acceptable for you. Member Reilly: At that corner, it is an issue with people bombing around that corner. Attorney Shekarchi: We can have some more testimony for you at the next level and as Leslie mentioned the DOT application is in process with site distances and things of that nature.

Member London: Asks about the water. Town Planner Ranaldi: Leslie and Al have had extensive conversations with the Water Commissioner already considered already in the system with a gas station.

They are considering this as a reuse of the property. Their concern is two water mains in the road and will be reflected in the letter. That is what they are going to specify.

Member Reilly: Just to be clear, there is a gas station there that is staying. The lot that they are proposing, there was nothing there. Where you are going there was no use there before. In sixty years, I don't remember anything being there. Town Planner Ranaldi: That came up and we looked at the entire property.

Town Solicitor DeSisto: Reads the abutters list.

Member Reilly makes a motion to open the public hearing, second by Member Almond. Motion approved by the all members present.

Yvette Pine, 940 Smithfield Avenue, Lincoln, objects to the project.

Motion to close the public hearing by Member Reilly, second by Member Almond. Motion approved by all members present.

Town Solicitor DeSisto: Details the precedence for approval: first Master Plan approval, then Zoning Board approval, then Preliminary Plan approval. Member London makes a motion to approve the project at Master Plan, second by Member Reilly. Motion approved by all members present.

Major Land Development Review

27 Wellington Rd Expansion
27 Wellington LLC

AP 28 Lot 134
Wellington Road

Preliminary Plan Modification

Town Planner Ranaldi: Presents the proposed project per the Technical Review Committee Report dated May 20, 2022. (Attached) This application received Preliminary Plan approval March 24, 2021. It is in front of the Board as another step in the review. It is a courtesy due to additional slopes in the course of review. The Town Engineer is comfortable with their modifications. They will need to update their RIDEM permit to include additional drainage design.

Member Reilly: States in his opinion even if it was flat and they were still adding a five thousand square foot building to the project it should have to come back to the Board; absolutely. He is adding a whole building to the project. Town Planner Ranaldi: Will note that. Chairman Bostic: Thinks so.

Town Planner Ranaldi: There is language in the subdivision regulations where if it is a minor deviation it is something that the Administrative Officer could approve. Member Reilly: This just clarifies your position. It is another whole building. Town Planner Ranaldi: It is not, it is an addition to an existing building but it is adding slopes. It needed to be reviewed. Member Reilly: Ok. No problem all set.

Town Planner Ranaldi: Based on the approved Preliminary Plan submission and the submitted modification plan dated May 2022, the Technical Review Committee feels that the applicant has

successfully addressed the technical requirements of the subdivision regulations at Preliminary Plan review stage. If this is approved the conditions of preliminary plan approval would remain valid. However, the Town Engineer will look for an updated RIDEM permit submission.

Member Reilly: As far as the updated permit, they will not be allowed to start construction until that updated permit is in hand. Town Planner Ranaldi: Correct. This building is going to be build sooner than the other two buildings.

Member Reilly: Remembers hearing the applicant at the TRC wants to start construction ASAP. Furthermore, hearing that DEM is backlogged he asks where that puts them in the construction as far as the timeline as it relates to the permit.

Nick Durgarian: One of the Applicants, Douglas Construction. As it relates to the RIDEM permit the applicant says that they are reducing the permeable area and adding additional management to the stormwater design. And based on the answers to the drainage design that do not anticipate any feedback. Member Reilly: Agrees 100%. It is just getting DEM approval and the timing. Town Planner Ranaldi: There is a parking lot there. There is drainage there that accommodates that parking lot. The applicant is modifying that parking lot to be more conducive to parking and maneuvering. They are reducing pigment.

Chairman Bostic: Asphalt? Durgarian: They are reducing asphalt.

Member London: Asks if they are losing parking spaces. Durgarian: So there are parking spots back there now it is just a paved turn around area. They are not losing any parking area.

Chairman Bostic: At the public hearing, we had neighbors complaining about drainage. Durgarian: We will be improving drainage and run off is captured.

Motion by Member Reilly approve the Preliminary Plan modification, second by Member Almond. Motion approved by all members present.

Secretary's Report

Motion to dispense with the reading of the Minutes of April 27, 2022 by Member Reilly, second by Member Almond. Motion approved by all members present. Member Bellamy asked for a correction on page three (3) of the minutes from 4/29/22 to 4/19/22.

Motion to accept the minutes of the April 27, 2022 as corrected by Member Reilly, second by Member Almond. Motion approved by all members present.

Solicitor's Report

Solicitor DeSisto updates the Planning Board on the SHAB appeal reference the Women's Development Corp. proposed project and answers questions from Member Reilly and Chairman Bostic and the other members of the Board with input from the Town Planner.

Member Tuytchevers: Has questions regarding the Consent Agenda. Town Solicitor DeSisto: Explains the procedure on how items can be removed or reconsidered from the Consent Agenda. Town Planner Ranaldi: Explains that the TRC report then goes to the Planning Board.

Member Tuytchevers: Makes a motion to reconsider the vote on the Consent Agenda, second by Member Reilly. Motion approved by all members present. Member Tuytchevers states that purpose of the motion is to remove BNB Enterprises, LLC and explain why no recommendation was offered. Town Solicitor DeSisto: Then describes the process.

Town Planner Ranaldi: Then describes the process of the TRC. Town Solicitor DeSisto continues to explain. In addition, he explains the motion.

Member Tuytchevers motions to make motion to accept the offered recommendation, second by Member Bellamy. Motion approved by all members present.

Motion to adjourn by Member Reilly, second by Member Almond. Motion approved by all members present.

Meeting Adjourned at 8:10 PM

Respectfully submitted,

Elizabeth A. Gagnon

Secretary to the Planning Board