

LINCOLN PLANNING BOARD

June 22, 2022

Minutes

The regular meeting of the Planning Board was held June 22, 2022. This meeting was held 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, Mike Reilly, Ned London, and Tom Tuytschaevers, Members Tom Salvatore and Jeff Almond were absent.

Also in attendance were Town Planner Al Ranaldi, Town Solicitor Anthony DeSisto and Town Engineer Leslie Quish.

CONSENT AGENDA

Chairman Bostic reminded the Board that the Consent Agenda is normally voted on in total unless a member motions to remove an item. Motion by Member Reilly to remove James Risko, 172 Front Street from the consent agenda, second by Member Tuytschaevers. Motion approved by all members present.

Motion by Member Reilly, second by Member Tuytschaevers to accept the remaining Consent Agenda. Motion approved by all members present.

4. Comprehensive Permit

a. Whipple Cullen Farm	AP 29 Lots 150	Phasing Review
-Old River Road Development, LLC	Old River Road	

Town Planner Al Ranaldi presents the proposed project as per the Technical Review Committee meeting dated June 16, 2022 (Attached). Technical Review Committee noted the completed work and the outstanding work required in phase one. The TRC felt comfortable with the applicant's progress to date.

David D'Amico: D'Amico Engineering Technologies Inc. This Company does the inspections of the Whipple Cullen Farm project. Mr. D'Amico stated that the company has done inspections a couple of time a month or as needed and details those inspections.

Mr. D'Amico responds to questions from the Board regarding, grading, and roadway pavement.

Member Reilly asks Mr. Bock questions about the entrance and the control of the water.

Developer Ken Bock answers questions about the infrastructure and breaches from Chairman Bostic and Member Reilly.

Town Engineer Quish explains the breach due to a low point in the roadway.

Chairman Bostic ask how much roadway is left to put in the whole site. Mr. Bock responds.

Chairman Bostic: Asks the Mr. Bock to point out the pavement areas on the map.

Mr. Bock points out pavement areas and the timeline on the areas.

Member Tuytschaevers asks about the amount of foundations in Phase 2. Mr. Bock responds that there are forty-two (42).

Chairman Bostic asks Mr. D'Amico if everything is going to be in place as no binder is in place.

D'Amico is comfortable with Phase 1 as it is constructed to plan.

Chairman Bostic: Asks what will happen if the Developer moves forward with the permits and has foundations in and then he continues to move material from the front portion and runs into some kind of problem and alters the grades.

D'Amico: He has a decent profile there in Phase 2. He is subgrade and sees no reason why he cannot start foundations. Mr. D'Amico points out the details of Phase 2 on the map.

Member Tuytschaevers asks about excavation and how that would affect a 100-year storm.

D'Amico: Feels that will be no additional runoff and no problem with drainage but adjustments will be made.

Chairman Bostic: Would like to see no more permits until road to 116 is completed.

Town Engineer Quish: Was on site today and details the schedule for the road. She is fine with him going into Phase 2.

Motion by Member Reilly to move forward with the conditions that the paving be completed to George Washington Highway this week and approval to proceed with the foundations for Phase 2.

Chairman Bostic: Ask for details on the paving of the road.

Mr. Bock responds.

Member London seconds the motion. Motion approved by all members present.

Major Land Development Review

- | | | |
|-------------------------|--------------|-------------------------|
| a. TD Bank | AP 28 Lot 10 | Final Plan Modification |
| -Wake Robin Square, LLC | | |

Town Planner Ranaldi present the proposed project as per the Technical Review Committee Report dated June 16, 2022. (Attached). If the Planning Board is comfortable with this level of review by the Technical Review Committee, no further review is needed. The Town Engineer will require a review of the stormwater calculations at the building permit stage. They are here to present what they are proposing to do.

Jason Sisto: Representative of the ownership of the property. Mr. Sisto explains in detail the entire proposed project per the material submitted to the Board in their packets. He points the information out on the site map and takes questions from the Board.

Chairman Bostic: Ask about the construction schedule

Mr. Sisto: Details the schedule.

Member Reilly: Loves the design but he struggles with is this as a modification.

Town Solicitor DeSisto: Reads from the Subdivision Rules and Regulations. Solicitor DeSisto says this is a minor change and a less intensive use of the property and can be accomplished at this meeting by a vote.

Motion by Member Reilly to approve the Final Plan modification with the condition that the drainage calculations be reviewed and approved by the Town Engineer, second by Member Tuytschaevers. Motion approved by all members present.

Recommendation to Town Council – Code of Ordinance Amendments

Review and Discuss

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| a. Code of Ordinance | Amendment to 200-7 and 260-9 |
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Town Solicitor DeSisto: Reads Section 200-7 and 260-9 of the Code of Ordinance and states the wording today is not considered appropriate and reads then reads the new proposed amended wording. This is regulated by the State.

Town Planner Ranaldi: The Board has to vote to approve the general consistency of the Comprehensive Plan.

Motion by Member Reilly to make the Ordinance consistent with the Comprehensive Plan, second by Member Tuytschaevers. Motion approved by all Members present.

Zoning Application - July

Application for Special Use Permit to add message board to an existing pylon sign located at 172 Front Street, Lincoln, RI 02865.

Member Reilly discusses the fact that the electronic sign proposed for the shopping plaza is a distraction and a safety issue. The area has numerous curb cuts and is heavily trafficked.

Motion by Member Reilly to recommend denial to the Zoning Board for this special use permit due to the hazards to life and safety, second by Member Tuytschaevers. Motion approved by all members present.

Chief of Police will be asked for his recommendation.

Secretary's Report

Motion by Member Reilly to dispense with the reading of the minutes of May 25, 2022, second by Member Tuytschaevers. Motion approved by all member present.

Motion to accept the minutes of May 25, 2022 by Member Tuytschaevers with additional language added to his motion at the bottom of the last page of the minutes on the Secretary's Report, after review of the video of the meeting. Second by Member Reilly. Motion approved by members present.

Solicitor's Report.

Town Solicitor states that SHAB unanimously reversed the decision and gave the reasons. He is asking for an appeal and the Town Council is asking for an appeal. He does not have the written decision yet but he has read the transcript. And he is asking for a vote tonight.

Motion to authorize an appeal by Member Tuytschaevers, second by Member Reilly. Motion approved by all members present.

Item two, the Solicitor says they talked about the Affordable Housing Bills that are going through that are affecting the Planning Board. Member Reilly asks about Cumberland Farms. Solicitor says that needs to be briefed.

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

Meeting adjourned at 8:30 PM

Respectfully submitted,

Elizabeth A. Gagnon
Secretary to the Planning Board

