

LINCOLN PLANNING BOARD
February 24, 2021
APPROVED

The regular meeting of the Planning Board was held on February 24, 2021. The meeting was held utilizing zoom.

Chairman Bostic called the meeting to order at 7:00 p.m. The following members were present: Kenneth Bostic, Michael Reilly, William Murphy, Jeffrey DelGrande, Tom Salvatore, and Ned London. Member absent was Jeffrey Almond.

CONSENT AGENDA

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

Major Land Development Review

27 Wellington Road Expansion	AP 28 Lot 134	Preliminary Plan Discussion/
-27 Wellington LLC	27 Wellington Road	Approval

Town Planner Ranaldi: Presents the proposed project per the Technical Review Committee Report dated February 18, 2021. (Attached). Based on the Preliminary Plan submission and review, the Technical Review Committee feels that the applicant has successfully addressed the technical requirements of the subdivision regulations for a Preliminary Plan review stage with the conditions stated in the TRC report. The Technical Review Committee recommends that the application proceed to a Public Hearing next month.

Benjamin Caito: Registered Professional Engineer with Millstone Engineering on behalf of the applicant. Believes the Town Planner summarized the proposed project very concisely and just wanted to know if there were any questions. Chairman Bostic: Mentions that there is a letter of availability and they need to get a RIPDES stormwater construction permit from DEM. Caito: That is correct. The application has been with DEM since the first of the year. Chairman Bostic: Ask if that they will have the permit next month. Caito: Assumes so.

Member Reilly: Asks if they were also waiting for a letter from the Fire Department. Caito: Met with the Fire Department but does not know if there is a letter in the file. Member Reilly: Asks if they did meet with them and receive their approval. Caito: Yes. Town Planner Ranaldi: Believes that one of the plans that were submitted was stamped by the Fire Department. The Fire Department stamped the plans and assumes that it meets their standards. Caito: The only concern was they wanted a hydrant on site and they will provide one.

Member London: Because the project is relatively close to North Central Airport are they making sure, they are not disturbing airspace. Caito: The building heights are not a problem but potentially during construction so he will add that note. Paul Serabian: Project Engineer wanted to know what the drop is from street level down to that lower building. Ask if the elevation is about 35-40 feet. Caito: Yes. Town Planner Ranaldi: Thanks Ned for bringing that up. Out of an abundance of caution any commercial building or any type of development they ask that you submit to the FAA. Their turn around is quickly. Even though they are significantly under the slope. It is unknown

8/26 2020 by Member London, second by Member Murphy. Motion approved by all members present.

Solicitor's Report: Reports on Breakneck Hill Affordable Housing took their appeal to the State Housing Appeals Board and some of the neighbors have moved to intervene. Their Attorney is Joelle Rocha. First question is would the intervention going to be allowed and it is. The Town Solicitor did not object. He thinks it is a good idea to for the neighbors to have oil in the water. They will be a part of this appeal going forward. The stage it is at now for the appeal is to determine the briefing schedule. This will probably all be in about three or four months from now. After that will be some type of oral argument. He does not know how they are going to schedule this or where we are in the que of the field but suspects, it will be quickly. Arguments will be in the summer time sometime. And then decision perhaps by Fall or Winter 2021.

Member Murphy: We have talked about this and voted a couple of meeting ago you discussed it with us and we finalized our vote is that correct? Town Solicitor DeSisto: Correct. Yes. Chairman Bostic; Assume Town Solicitor DeSisto will be pursuing this as well. Town Solicitor DeSisto: Absolutely. What will happen is the Applicant will file their Brief first. Then the Solicitor will file his Brief. And then Joelle gets an opportunity to file hers. Then if any reply, Briefs are necessary that would happen after that. He suspects that that could be the case here. We have gone through this enough. We will be pursuing this one. Chairman Bostic: Good. Town Solicitor DeSisto: When things happen in this one you have this on the agenda he will let the Board know what is going on in the case. This thing is moving right along.

Motion to adjourn by Member DelGrande, second by Member Reilly.

Meeting adjourned at 7:26 pm

Respectfully submitted,

Elizabeth A. Gagnon
Secretary to the Planning Board

Technical Review Committee Report

February 18, 2021

Town of Lincoln – Planning Board
100 Old River Road
Lincoln, RI 02865

Dear Honorable Members,

On Tuesday, February 16, 2021 at 3:00 PM, the Technical Review Committee met to review the agenda items for the February 24, 2021 meeting of the Planning Board. In attendance were Al

Ranaldi, Peggy Weigner, Leslie Quish, Michael Gagnon, Michael Reilly, Anthony DeSisto, Michael Gamage, and Francine Jackson. Below are the Committee's recommendations.

Major Land Development Review

a. 27 Wellington Rd Expansion	AP 28 Lot 134	Preliminary Plan Discussion /
- 27 Wellington LLC	27 Wellington Road	Approval

This application is under the 2016 Subdivision Regulations and represents the addition of two additional commercial buildings, associated employee parking and stormwater management systems to an existing commercial parcel that currently contains one commercial building and associated employee parking. The project is in front of the Planning Board at the Preliminary Plan Review stage.

On **February 16, 2021**, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within ninety days (90) days of certification of completeness or within such further time as may be consented to and obtain a written waiver of the deadline from the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan review must be made by **May 17, 2021**, or within such further time as may be consented and obtain a written waiver of the deadline from the applicant. This review approval has a **two (2) year approval-vesting period**.

The preliminary plan submission included the following:

- *Preliminary Plan Submission for 27 Wellington Road, AP 28, Lot 134, 27 Wellington Road, Lincoln, RI*, prepared by Millstone Engineering, dated December 2020, revised February 10, 2021.
- *27 Wellington Road, AP 28, Lot 134, 27 Wellington Road, Lincoln, RI, Sewer Force Main Analysis*, prepared by Millstone Engineering, dated February 2021.
- *Response to Comments Letter, Proposed Major Land Development, AP 28 Lot 134 [sic], 27 Wellington Road, Lincoln, RI, Project File 19.15.541* prepared by Millstone Engineering, dated February 11, 2021.

Site Layout

The project area consists of one lot with a total area of 5.403 acres. Currently, the site contains one commercial building and associated parking. A wetlands complex is located to the rear of the property. The application before the Board is to add two additional commercial buildings, associated employee parking and stormwater management systems to the parcel. Significant grading will be required and several tall retaining walls are proposed. The proposed buildings will be constructed in two (2) phases. The submitted plan set contains a phasing site plan showing how the site grading will be developed. During the Master Plan review stage, the applicant provided a Phase 1 Environmental Report which showed that there is no reason to suspect any contamination of the site.

The Technical Review Committee reviewed the submission and had the following concerns: the proposed layout and circulation must be reviewed and approved by the fire department at this stage. The Applicant's Engineer has submitted application material to the fire department. The Town Engineer has some minor engineering concerns that the Applicant's Engineer is addressing.

The Technical Review Committee noted several conditions of approval that they would like to bring to the applicant's attention. As a condition of Preliminary Plan approval, the Applicant shall receive a permit from the RIDEM. The Applicant's Engineer has stated that that an application to

RIDEM for permitting has been submitted. As a condition of building permit approval, the retaining walls shall be designed and stamped by a Rhode Island registered civil engineer and provided to the Building Department for approval prior to constructing. As a condition of final plan approval, all site construction shall be inspected and certified to be constructed in accordance with the plans by a licensed civil engineer. This certification shall be provided to the Town upon completion of the site work.

Zoning

The property is zoned MG-0.5 (Manufacturing General). The proposed additions are permitted by right and are conceptually designed in compliance with the Town's Zoning Ordinance. The proposed project will not require any zoning relief.

Utilities

The proposed project will require the existing public water and sewer services to be extended to the two new buildings. Sewer is available for the proposed development. On April 22, 2020, the Lincoln Water Commission issued a letter of water availability. This letter of water availability is only valid for one year from the date issued.

Wetlands/Stormwater Runoff

The proposed site layout indicates several stormwater management areas. The Town Engineer conducted an in-depth review of the submitted design and did not note any major engineering concerns. Some minor concerns were noted and the Applicant's engineer is addressing them. A RIPDES/Stormwater Construction Permit from RIDEM will be required as a condition of Preliminary Plan approval.

Parking

The parking for the two proposed buildings and their stated uses meet the Town's parking requirements as set out in the Town's Zoning Ordinance.

Traffic

The proposed project will increase the number of employees at the site. The site is located within an industrial park. The commercial use will have little to no impact on the existing roadways.

Based on the Preliminary Plan submission and review, the Technical Review Committee feels that the applicant has successfully addressed the technical requirements of the subdivision regulations for a Preliminary Plan review stage. The Technical Review Committee recommends that the application proceed to a Public Hearing next month.

Major Subdivision Review

a. Angell Road Subdivision – Phase III - E.A.M. LLC	AP 44 Lot 220 Edward Lane	Recommendation to Town Council of Road Acceptance
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See recommendation below.

b. Winterberry Estates - George E. & Charlotte Tootall	AP 45 Lot 335 Winterberry Rd	Recommendation to Town Council of Road Acceptance
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See recommendation below.

c. Holiday Preserve
- Seminole Development LLC

AP 14 Lot 90
Christian Court

Recommendation to Town Council
of Road Acceptance

See recommendation below.

The above applications are in front of the Planning Board seeking the acceptance of the new roadways and recommendations to the Town Council to amend the Map Street Ordinance and Lincoln's Official Map to include the three (3) noted roadways. The Police Department, working in coordination with the Engineering Department, identified three existing roadways that were not officially accepted by the Town. Each roadway was inspected and approved by the Engineering Department and all bonds were returned to the developers.

The Technical Review Committee recommends the **approval** of the acceptance of the three (3) noted existing roadways and sending a recommendation to the Town Council to amend the Map Street Ordinance and Official Map to include Edward Lane, Winterberry Road, and Christian Court. Enclosed are three draft ordinances describing each roadway. If approved, these recommendations will be submitted to the Town Council for consideration at their next meeting.

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

Albert V. Ranaldi, Jr. AICP
Administrative Officer to the Planning Board