

LINCOLN PLANNING BOARD
JULY 27, 2022
Approved Minutes

The regular meeting of the Planning Board was held July 27, 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, Tom Salvatore, Mike Reilly, Ned London, and Tom Tuytchaevers, Member Jeff Almond was absent.

Also in attendance were and Town Solicitor Anthony DeSisto, Town Engineer Leslie Quish. Elizabeth Gagnon kept the minutes.

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 London. Motion approved by all members present.

Major Land Development

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| 4. a. Sables Road Subdivision – Phase 2 | AP 44 Lot 33 | Bond Release |
| -Angell Road Development Co | Lantern & East Lantern Road | |

Town Engineer Leslie Quish present the proposed project as per the Technical Review Committee Report dated July 19, 2022. (attached) Town Engineer Quish confirmed the landscaping work is completed and recommends the release of the remaining bond. The TRC also recommends that the Planning Board release the remaining bond of \$30,188.00. Member Reilly makes a motion to release the final bond, second by Member London. Motion approved by all members present.

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| 4. b. Gem Plumbing | AP 28 Lot 137 | Preliminary Plan Review |
| -Maple Realty LLC | | |

Town Engineer Quish present the proposed project per the Technical Review Committee Report dated July 27, 2022. (attached.) Based on the submitted material, the TRC feels that the applicant has successfully addressed the technical requirement of the subdivision regulations for a Preliminary Plan review stage.

Representatives of Maple Realty answer questions from the Board regarding the proposed project siting the plans.

Member Tuytchaevs asks Town Engineer Quish if she has reviewed and signed off on the proposed drainage system. Town Engineer responds that she has reviewed and signed off on the proposed drainage.

Motion by Member Reilly to approve the preliminary plan, second by Member London. Motion approved by all members present.

5. Minor Land Development Review

a) Woodward Road Subdivision	AP 19 Lot 155	Request for classification as
-Dawn Sherman		minor subdivision
		Preliminary Plan Review

Town Engineer Quish presents the proposed project per the Technical Review Committee Report dated July 19, 2022. (attached) The TRC felt that the physical characteristics of the surrounding area do not warrant curbing or sidewalk. While waivers are being requested, the Applicant is requesting that the Applicant be classified as a Minor Subdivision.

Based on the Preliminary Plan submission the TRC review finds the following:

1. The requested waiver is minor in nature and the TRC supports the application being classified as a minor subdivision.
2. The applicant has successfully addressed the technical requirements of the subdivision regulations for a Preliminary Plan review stage.
3. The applicant must submit a water availability letter from the Lincoln Water commission for all proposed lots.

Attorney John Shekarchi for the applicant reviews the proposed project and states the project is straightforward.

Chairman Bostic: Does the applicant understand that she has to stay with the setbacks.

Attorney Shekarchi responds that she does.

Attorney Shekarchi takes questions from the Board regarding number of houses, wetlands, and power lines.

Chairman Bostic states there are no conditions related to this proposed project.

Member Reilly makes a motion to categorize this as a minor subdivision, second by Member Salvatore. Motion approved by all members present.

Motion to approve the preliminary plan by Member Reilly, second by Member London. Motion approved by all members present.

b. 1851 Old Louisquisset Pike Subdivision	AP 24 Lot 6	Request for classification as
-Anthony Rado	Old Louisquisset Pike	minor subdivision
		Preliminary Plan Review

Town Engineer Quish present the proposed project as per the Technical Review Committee Report dated July 19th, 2022. (attached)The TRC felt that the physical characteristics of the surrounding areas do not warrant curbing or sidewalks. While waivers are being requested, the applicant is requesting that the Application be classified as a Minor Subdivision.

Attorney David Johnson for the applicant: Reviews the proposed project.

Scott Rabideau: Natural Resource Services Biologist testifies with an overview of the site. Mr. Rabideau talks questions from the Board.

Motion to reclassify the project as a Minor Subdivision, second by Member London. Motion approved by all members present.

Motion to approve the project by Member London waiving the curbing and concrete sidewalks, second by Member Bellamy. Motion approved by all members present.

c. 1462 Old Louisquisset Pike Subdivision	AP 19 Lot 21	Request for classification as
-Cobble Hill Development LLC	Old Louisquisset Pike	minor subdivision
		Preliminary Plan Review

Town Engineer Quish presents the proposed project as per the Technical Review Committee Report dated July 19, 2022. (attached). The TRC felt that the physical characteristics of the surrounding area do not warrant curbing or sidewalks. While waivers are being requested, the Applicant is requesting that the Application be classified as a Minor Subdivision.

Attorney Shekarchi: Presents the proposed project. Scott Rabideau takes questions from Attorney Shekarchi about the proposed project.

Attorney Shekarchi takes questions from the Board.

Motion to reclassify the Application by Member Reilly, second by Member Salvatore.

Member Reilly amends his motion to approve items 4 and 5 of the TRC Report requiring a Physical Alteration Permit from the Rhode Island Dept. of Transportation prior to obtaining a building permit and a stormwater management system for the proposed roof and driveway runoff will be required at the Building Permit Stage, second by Member London. Motion approved by all members present.

d. Bradford Drive Subdivision	AP 22 Lot 89	Request for classification as minor subdivision
-Bradford Bellows Trust	Bradford Drive	Preliminary Plan Review

Town Engineer Quish present the proposed project as per the Technical Review Committee Report dated July 19, 2022. (attached) The TRC felt that the physical characteristics of the surrounding area do not warrant sidewalks as there are no sidewalks on Bradford Drive or the roadways in the surrounding neighborhood. While a waiver is being requested, the Applicant is requesting that the Application be classified as a Minor Subdivision.

Attorney Shekarchi for the Applicant: States that this is a straightforward application.

Steve Long, Marsh and Long: Attorney Shekarchi asks Mr. Long to detail the angle of the property on the plan.

Mr. Long takes questions from the Board.

Motion to approve the reclassification of the proposed project to a minor subdivision by Member Reilly, second by Member London. Motion approved by all members present.

Motion to approve the Preliminary Plan Review by Member London, second by Member Reilly. Motion approved by all member present

Secretary's Report:

Motion by Member Reilly to dispense with the reading of the minutes of the June 22, 2022 meeting of the Lincoln Planning Board, second by Member London. Motion approved by all members present.

Motion to accept the minutes of the June 22, 2022 meeting of the Lincoln Planning Board after the correction of the spelling of Member Tuytchaevers name by Member Reilly, second by Member Bellamy. Motion approved by all members present.

Solicitor's Report

Town Solicitor DeSisto updated the Board regarding the Women's Development Project. There has been no decision yet and Town cannot file an appeal. As soon as the decision comes down the appeal will be submitted.

Town Solicitor compliments Town Engineer Quish for wearing so many hats. Moreover, goes on to update the Board on a Complaints regarding Whipple Cullen and takes questions from the Board. Town Engineer Quish will be unable to attend the August Planning Board Meeting. Town Solicitor DeSisto will handle the meeting.

Discussion regarding the complaint on Whipple Cullen.

Motion to adjourn by Member Reilly, second by Member Salvatore. Motion approved by all members present. Meeting adjourned at 8:00 pm.

Respectfully submitted,

Elizabeth A. Gagnon
Secretary to the Planning Board