

LINCOLN PLANNING BOARD
September 28, 2022
Approved

The regular meeting of the Planning Board was held September 28, 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, Jeff Almond, Mike Reilly, and Tom Tuytschaevers and Tom Salvatore. Members Ned London, Mike Reilly and Megan Bellamy were absent.

Also in attendance were Town Planner Joshua Berry, Town Solicitor Anthony DeSisto and Town Of Lincoln Engineer Leslie Quish. Elizabeth Gagnon kept the minutes.

Chairman Bostic introduces and congratulates the new Town of Lincoln Planner Joshua Berry.

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 Salvatore to dispense with the consent agenda as presented, second by Member Almond. Motion approved by all members present.

Motion by Member Almond to change the order of the agenda and move Item 6a to the top, second by Member Salvatore. Motion approved by all members present.

6. Minor Subdivision Review

a) Bellows Minor Subdivision
Norman Berretta

AP 22 Lot 89
Bradford Drive

Bond Review

Town Engineer Leslie Quish presents the proposed project as per the Technical Review Committee meeting dated September 21, 2022 (copy included in Board packets). The applicant is before the Board requesting a bond to be approved. The bond in the amount of \$34,200.00 is for the installation of the granite curbing. Town Engineer Quish calculated the bond.

Motion to approve the bond in the amount of \$34,200.00 by Member Almond, second by Member Salvatore. Motion approved by all members present.

5. Major Land Development Review

a. Edgewood Estates
Edgewood Developer, LLC

AP 34 Lot 460
New River Road

Master Plan Review

Motion to continue this matter for a month with a condition the Board has another month to approve, second by Member Tuytchaever. Motion approved by all member present.

5. b. Beauregard Subdivision
LB Corp/ Stephen Beauregard

AP 44 Lot 180
East Lantern Road

Preliminary Plan Review

Town Planner Berry presents the project as per the Technical Review Committee meeting dated September 21, 2022 (copy included in Board packets).

Master Plan conditions are as follows:

1. Proposed Lot #1 property line be moved to accommodate abutter's concern.
2. The proposed location of the Lot #1 Onsite Wastewater Treatment System be relocated to accommodate the adjusted property line.

The Preliminary Plan submittal, in its current form, is NOT consistent with Master Plan Approval #1. The Preliminary Plan submittal is consistent with Master Plan Approval condition #2 because the applicant has decided to pursue public sewer through a private force main connecting to Greenwood Lane with individual grinder pumps on each lot. Onsite wastewater treatment systems are no longer proposed.

Waivers:

There are two (2) waivers that were identified as part of the master plan application:

1. A waiver of Section 22 Article C (8) of the Subdivision Regulations to allow for the 502 feet extension of the existing roadway in a RA-40 zone.
2. A waiver of Section Article C (5) of the Subdivision Regulations to allow a 26-foot wide paved street right-of-way.

The Planning Board should explicitly incorporate them into their decision on the Preliminary Plan application.

If the Planning Board chooses to grant waiver #1 it should be at the 535' dimension.

New waivers that have been requested as part of the Preliminary Plan submittal are:

1. A waiver from Section 22.C.7 is required. A maximum slope of 1% is allowed in the cul-de-sac, a slope of 1.16% is proposed.
2. A waiver from Section 22.C.(10) of the Land Development and Subdivision Regulation is required to allow a centerline radius of 108.2' which exceed the less than the required minimum 150' centerline radius between Stations 0+00 and 1+23.
3. A waiver from Section 22 E (5) that all side lot lines shall be as near to right angles to a street rights-of-way line as practical or there shall be in arrangement when the street rights-of-way line is a curve.

Waiver #1

Town Engineer Quish went on record in support of waiver #1. Ms. Quish stated that she believes that it is infeasible to pave a cul-de-sac at less than 1%.

Waiver #2

The TRC did NOT feel that the turn would be too sharp or create a safety hazard.

The abandonment would have to be approved by the Town Council as part of a separate application to be conducted after the Preliminary Plan but prior to Final Plan.

Wavier #3

The TRC was generally satisfied with the explanations and supports this waiver request after hearing the applications justifications for the side lots line to be proposed as noted.

Affordable Housing

According to the Town's inclusionary Zoning ordinance, five or more new housing units require that 20% be designated as affordable according to the RI housing regulations.

Based on the submitted material, with the condition that the Administrative Subdivision between AP 44 Lot 180 and AP 44 Lot 172 be approved and recorded prior to the public informational meeting for the preliminary plan the TRC finds that that applicant has successfully addressed the technical requirements of the subdivision regulations for a Preliminary Plan review stage and **recommends that the Planning Board schedule the application for the October 25, 2022 Planning board public hearing.**

Attorney for the Developer: Addresses (2) things. One, the Administrative subdivision at the 11 hour showed a very old mortgage on the property and want to get this rectified. He does not think this is a problem and will be done before the next meeting. Two, Affordable housing, is an issue where originally told the price for each lot would be \$57,000.00. They are contemplating now to do the fee-in-lieu and will have all that before the next meeting.

Chairman Bostic: Asks about the documents for the easements. Mr. Campbell responds that he has those documents.

Dave Campbell: on behave of the applicant describes the project and describes the project from the plans.

Member Salvatore ask why they changed the sewer.

Campbell: It became beneficial to get sewer out there.

Town Engineer Quash: The sewer system will be privately owned and maintained by the future residents.

Campbell: Details the system.

Town Engineer Quish: Does not have copies of the easements.

Stephen Beauregard: Owner of the project. They cannot record the easements for the sewer until the project is approved per Attorney John Shekarchi.

Town Engineer Quish: Just wants to see the drafts. In addition, send them to the Solicitor.

Chairman Bostic: Asks Mr. Beauregard to send the drafts to Leslie Quish and copies to Town Solicitor DeSisto.

Motion by Member Almond to move the project to a Public Hearing with the condition that the Planner receive the owner authorization form no later than October 6, 2022.

Mr. Beauregard states he was supposed to have all the DEM work done by September 15, 2022 they are putting up the signs up for the wetlands delineation and erosion control and the planting. He wants to know if I can do the planting.

Chairman Bostic: Does not see any problem with that.

Chairman Bostic has a motion needs a second. Second by Tom Salvatore. Motion approved by all members present.

Review of minutes of August 24, 2022.

Motion by Member Almond, second by Member Salvatore to dispense with the reading of the minutes of August 25, 2022.

Chairman Bostic states it was brought to his attention that there was a few things when our Secretary did the minutes for some reason something happened with the audio. More specifically regarding the motion for the Consent Agenda. In addition, he wants to confirm that there was a motion for the Consent Agenda and a second. All members are in agreement.

Pg 4, Secretary's Report, July 27 or 29. Should read July 27, 2022.

Motion to approve the Draft minutes of the August 24, 2022 meeting as amended by Member Almond, second by Member Tuytschaevers. Motion approved by all members present.

Solicitor's Report

No report. There has been no decision on the Breakneck Hill development. When there is, we will file an appeal and go from there.

Member Tuytschaevers mentions that the board's packets contain a Summary of the 2022 Legislative Session and inquires how these bear on their sitting on the board and their work

Town Solicitor DeSisto: States the his office is currently working on an analysis for the Zoning Board, Planning, and Town Council on some legislation that was passed that bears on Affordable Housing and it is important that the Board know about it.

Chairman Bostic states he believes the educational training for the Board may be done on line. Town Planner Berry gives the Board an FYI regarding some formatting changes by implementing graphics, Aerials, etc. and have a breakout single memo for each agenda item for better recordkeeping. A flyer with proposed format changes was distributed to the Board.

Town Planner Berry recommends an increase of online presence.

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

Meeting adjourned at 8:05 pm

Respectfully submitted,

Elizabeth A. Gagnon
Secretary to the Planning Board