

Town of Lincoln
Planning Board
100 Old River Road, Lincoln, RI
Minutes of May 29, 2024, Meeting

Meeting of the Planning Board was held on May 29, 2024. 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 <https://lincolnri.civicclerk.com/web/home.aspx>.

Application materials are available on the Planning Department's webpage: <https://www.lincolnri.gov/181Planning>

Chairman Ken Bostic called the meeting to order at 7:00 p.m.

Present, Chairman Ken Bostic, Member Tom Salvatore, Member Tom Tuytschaevers, Member Meagan Bellamy, Member Mike Reilly, and Member Jeff Almond.

Excused: Member Ned London.

Also in attendance: Town Engineer Quish, and Attorney DeSisto.

3. Comprehensive Permit Review: AP 19 Lot 34 - Cobble Hill Crossing - Preliminary Plan

Chairman: Comprehensive permit review- Cobble Hill.

Town Engineer Quish: This Comprehensive Permit project involves the development of ten (10) duplexes for a total of twenty (20) dwelling units. The applicant proposes all twenty (20) units to be affordable, deed restricted for 99 years. The subject property is 5.8-acres and is located south of Cobble Hill Road in between Eddie Dowling Highway (route 146) and Old Louisquisset Pike (Route 246). The project will have vehicular access from existing frontage on Old Louisquisset Pike, no new roadways are proposed. The applicant proposes to subdivide the property so that the billboard on the southern portion of the site is not on the same lot with the proposed development. The lots are intended for condo-style ownership with exclusive areas indicated within the HOA documents and condominium plan, but with most of the property to be common space with shared responsibility. The applicant proposes public water and sewer connections to enter the property at one point and then extend to the dwelling units from within the subject property. In concert with the requested waiver to install curbing and sidewalks, this design allows the applicant to avoid having to repave a large portion of Old Louisquisset Pike.

Adjustments from the Zoning Ordinance and Subdivision Regulations: 1. Zoning Ordinance Article III Use Regulations Table of Uses to allow multifamily use. 2. Zoning Ordinance Article IV Section 260-22 to allow encroachments into the front, side, and rear setbacks. 3. Subdivision Regulations Section 24 Article (A)(4) to waive the requirement to install curbs. 4. Subdivision Regulations Section 24 Article (A)(5) to waive the requirement to install sidewalks. Old Louisquisset is a State Rd. need PAP, and DEM permit. The applicant proposes water and sewer connections. They have provided availability letters and will continue to work with NBC and LWC on the specific designs for the utility connections. Concern was raised as to NBC's willingness to allow the sewer design as proposed, but the applicant has reassured staff that NBC is supportive of the design approach. The TRC recommends a condition that NBC permit be required as part of the Final Plan submittal. The previous Town Planner did not certify this as complete; we have now received an updated subdivision plan. The only item I haven't received is an updated wetlands report (wetlands across the street). Proposed subdivision to keep the large

billboard on one part of the property. TRC has conditions; TRC Recommendation*: The TRC will draft a recommendation once the application is certified complete and reviewed in full. Based on the discussion with the TRC thus far, the following draft conditions are offered for consideration: 1 The applicant shall submit the following permits as part of the Final Plan application:

1. RIDOT PAP Permit (File No. 24-25)
2. RIDEM Construction General Permit (RIPDES) No: 24-027
3. NBC Sewer Connection Permit

2. All walls shall be designed by a professional engineer and their construction be certified by a professional engineer. The professional engineer shall be either a structural or geotechnical engineer depending on the final types of walls. 3. No basements shall be permitted. 4. All onsite utilities shall be privately owned and maintained by the property owners/HOA and the Town of Lincoln is not responsible for them. 5. If groundwater is encountered, the system will be converted to a closed pipe system. Groundwater conditions shall be further evaluated by a licensed soil scientist after excavation and ledge removal to determine if groundwater is/will be present. 6. Sight distance calculations shall be provided as part of the final plan submittal. 7. Rubbish and recycling collection shall be private and not provided by the Town of Lincoln.

The application will have to go to a public meeting.

Attorney DeSisto: How much time does The Board have to deliberate on the matter? It has not been certified as complete; it can go forward tonight.

Dan Campbell: We have 10 overall units, duplex units. Each unit has its own driveway and water/sewer connection- but will all be one property. Revised wetlands report has been reviewed by a wetland's scientist. Main project, 2 drainage systems, utilities crossing for sewer line and one point of access to water, everything runs down the front of the units. One connection required; the site plan is laid out as a single family home.

Chairman: what is the distance to the closest house to the guardrail

Dan Campbell: 60 ish feet. I don't have the guardrail measured. Fairly good buffer from the units and the highway.

Town Engineer Quish: I can go over a couple comments about the drainage. I was concerned about the groundwater when digging. One of the conditions is no basements- I think it will address that concern. The pipe system running in the rear, they proposed a perforated pipe- which is ok if they don't run into ground water, if they run into ground water this will pick it up. One condition is to have a soil scientist to ensure no ground water.

Dan Campbell: We changed all the pipes to solid, however groundwater- Old Louisquisset has a significant amount of ledge. That ledge goes up into this property. The ledge acts as a dam, this helps with the water condition.

Chairman: That pipe will now be a solid pipe? How does that work?

Dan Campbell: We will take only surface water now- it will take the flow of the surface water. It will take to a detention basin.

Chairman: How much fill will be brought in for this?

Dan Campbell: None.

Discussion of the ledge it will act as a retaining wall.

Town Engineer Quish: Two expected walls- one in the rear as well. Condition: All walls shall be designed by a professional engineer and certified.

Member Salvatore: How high will the walls be?

Dan Campbell: Around 15 ft. in the corner- building it dips in the middle and less as we come forward. 22ft. ledge base, that face will be. In the rear about 10ft.

Member Salvatore: Whole lot being cleared or just the area for the houses?

Dan Campbell: Just the area for the houses.

Member Salvatore: Access rd.?

Dan Campbell: No- that area is a common space backyard.

Member Salvatore: Contingent plan if the lot gets flooded with water.

Dan Campbell: We will not get flooded; it is a higher lot. One of the conditions is there are no basements for that reason.

Town Engineer Quish: The last couple conditions. Site distance calculations submitted with final plan, rubbish collections private. All onsite utilities privately owned, TOL not responsible. Permits submitted: RIDOT APA, RIDEM permit, NBC Permit.

Dan Campbell: DEM permit already, NBC gave up approval but will have to finalize.

Town Engineer Quish: Updated wetlands report?

Dan Campbell: Complete, we are waiting for the flags to come in- everything submitted digitally. Should be able to get it this week.

Chairman: How long are driveways?

Dan Campbell: Depends on the unit. Every driveway has two car space turnarounds.

Ed Pimental: Describes housing plan analysis to the board- 45-53-4 subsection b- density bonuses, this project fits in the density bonus perfectly and will add a 1/4%.

Chairman: How many bedroom units.

Ed Pimental: All two bedrooms.

Concerns about the billboard-

Dan Campbell: It will stay, the billboard itself is a non-conforming use and will be on its own separate lot.

Chairman: Are you going to make that deed restricted, to not build on it.

Dan Campbell: Town Planner suggested separation of commercial and residential.

Rielly: if this changes?

Dan Campbell: It cannot be residential.

if the lot was to be residential building, the billboard would have to go

Dan Campbell: The billboard is intended to stay for the remaining of the lease which is 5 years. The only reason for the subdivision was because it was recommended.

Attorney DeSisto: I had thought this subdivision was already approved; I was told this was not the case. This would now be part of your approval if you were to approve. You can put restrictions for the billboard lot, or if it was to be developed the billboard would be removed. They segmented out the parcel. You can either approve it as propose or say to not approve to subdivision b and see what to do with the billboard.

Town Engineer Quish: The subdivision will be approved as a full project, not administratively.

Dan Campbell: Correct.

Applicant: Discussion on the ledge- it is sloping wall, gradual, not sharp dangerous drop*

* The billboard- no interest in building on that during the lease process, if developed further would have to take down the sign*

Member Reilly: Do you own that billboard?

Attorney DeSisto: it is a land lease, the structure rented sign space- rental for the use of the land.

Dan Campbell: We understand the conditions and wish to go to a public meeting next month.

Member Bellamy: Are all the units identical?

Dan Campbell: Yes, slight difference based on driveways.

Member Bellamy: It says 3 bedrooms, 1.5 baths? Is that correct?

Dan Campbell: Yes 3 bedrooms.

Member Bellamy: PAP, just curb cuts?

Dan Campbell: Yes, and for the utilities.

Member Bellamy: Tonight, we are approving to pass along to public hearing, can we even though the application is not complete?

Attorney DeSisto: Yes, you can go forward on it- Just waiting on the flags from wetlands.

Member Salvatore: When would you look to break ground?

Applicant: Late in the fall/ early new year.

Member Bellamy: Would we know by next meeting our timeline/ when our timing starts?

Town Engineer Quish: Yes.

Motion to move to public hearing with all recommended TRC conditions, subject to certification of the application by June 6, 2024. Motion made by Member Tuchayvers, second by Member Almond. All in favor.

4.Review of Minutes: April 24, 2024. Planning Board Meeting.

Member Reilly motioned to dispense the minutes, second by Member Salvatore. All in favor.

Motion to approve minutes with corrections- motion made by Member Reilly, second by Member Almond. All in favor.

5. Solicitor's Report

No Solicitor's report

6. Adjournment

Meeting adjourned at 8:06pm. Motion to adjourn made by Member Reilly. Second Member Almond. All in favor.