

Town of Lincoln  
Planning Board  
100 Old River Road, Lincoln, RI  
Minutes of June 26, 2024, Meeting

Meeting of the Planning Board was held on June 26, 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, Member Jeff Almond, and Member Ned London.

Also in attendance: Town Engineer Quish, and Counsel Mark Hartmann.

### **3. Comprehensive Permit Review- A. Cobble Hill Crossing AP 19 Lot 34 Preliminary Plan Seminole Development, LLC 0 Old Louisquisset Pike Public Hearing**

**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. There are significant slopes, ledge, and grading involved in this project. The applicant states that no blasting will occur, that hammering will be utilized as necessary. No basements are proposed to minimize costs and reduce issues with ledge and groundwater. The TRC recommends a condition that no basements be allowed. There are two proposed retaining walls, one along the north and the other along the east of the proposed units. The TRC recommends a condition that all walls 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. Stormwater: The Town Engineer [I] has had multiple rounds of comments on the proposed stormwater mitigation. In general, the Town Engineer is satisfied with the proposed design. The TRC previously recommended a condition that the groundwater and ledge conditions be reevaluated by a licensed soil scientist prior to installation of the nyloplast drainage system with perforated pipes; however, the Applicant's Engineer has stated that the pipes are no longer perforated. Wetlands & Environmental: There are no wetlands located on the subject property. Wetlands, on the opposite side of Old Louisquisset Pike, have buffers and jurisdictional areas that project onto the subject site and as such a RIDEM permit will be required. The TRC recommends a condition of approval that the RIDEM permit be provided prior to Final Plan Approval. Please note that an application to RIDEM has already been submitted. The applicant supplied a Traffic Assessment from Maureen McHugh, P.E. of McMahon Associates. The report anticipates 5 vehicle trips during the weekday morning and afternoon peak hours, respectively. The report concludes that the "increase in

vehicle trips would not be expected to impact vehicles traveling along Old Louisquisset Pike,” that the project “is not anticipated to result in a noticeable impact on traffic operations on the adjacent roadway network,” and that “the site does not appear to have any existing safety deficiencies” (p.8). The report also examined sight distance. It found deficiencies based on the current vegetation and grades but anticipates that both of these issues will be resolved, and adequate sight distance will be achieved once the final grades and vegetation removal is complete. The TRC recommends a condition that sight distance calculations be provided as part of the final plan submittal. Old Louisquisset Pike is a state road and as such a permit from RIDOT is required. The TRC recommends a condition that the RIDOT Physical Alteration Permit be provided prior to Final Plan Approval. Please note that an application to RIDOT has already been submitted.

**Applicant- David Igliosi (attorney for the applicant):** Introduces self.

**Dan Campbell:** For wetlands waiting for DOT approval. Project is straightforward. One main gas, sewer and water then individual to the units.

**Town Engineer Quish:** Conditions of approval line of sight provided with DOT approval. Drainage is cleared for grading.

**Chairman:** Distance between first house and Cobble Hill?

**Dan Campbell:** 85ft to the rounding of the intersection.

**Ed Pimental:** *\*talks about affordable housing\** This is within 100%, 61.81 units of affordable housing. Raise more than 2/10th of 1%, 7% based on current housing. 100% affordable.

**David Igliosi:** Waivers requested; sidewalk/ curb (private road) and setbacks.

Open public meeting: motion made by Member Rielly, Second by Member Almond. All in favor.

**Seth Hamilton:** Managing the property across the street for six generations. Familiar with the property, wants the board to think about it. Feels it is being rushed. Wanted to voice concerns.

**Property owner of 141 Jenckes Hill Rd.:** Busy intersection, heavily traveled. 10 entrances on Old Louisquisset Pike abutting the intersection wouldn't be a good idea. Maybe roadway to redirect the traffic onto the road. Very dangerous.

**Jennifer Hamilton:** Family history with the land. Read the reports/ wanted the TRC- very concerned with the project. Traffic is dangerous, pedestrian traffic. Concerned with the project. It needs more time. Against it.

**Town Engineer Quish:** Reads letter from resident Judy Hadley Tuesday June 25, 2024.

- 1- Open space concerns (comp plan 30% open space)
- 2- Tree concerns (cutting down of various trees)
- 3- Out cropped ledge concerns
- 4- Moshassuck River watershed concerns.
- 5- Historic trolley line (railroad bed) vital/ historical/
- 6- Traffic- 20 individual traffic line
- 7- Unit size- 660 sq./ft. (3 bedrooms) shared lawn.

Close public hearing: motion made by Member Rielly, second by Member Almond. All in favor.

**Dan Campbell:** “Near” verses “in” an environmental area. We are near, not in it, we are going to DEM. The development is 4.4 acres, no trees removed on the rest of the acres- only disturbing 3 acres. Parking is provided on site; DOT requirements will be met. Traffic- traffic study and DOT permit. DEM will be evaluated for water run offs.

**Chairman:** Type of catch basin?

**Dan Campbell:** Country drainage swale.

**John Sontic:** To answer the ledge comments; most of the ledge isn't on our property- dirt area will be disturbed. The rest of the ledge will not be disturbed.

**Member Bellamy:** If you were requested to cut down the number of units, does the percentage of affordable required to be cut down too?

**John Sontic:** It is all affordable right now- we already reduced the number. Made duplex instead of single family to make it feasible.

**Chairman:** Elaborate on the unit size.

**John Sontic:** 1200 sq./ft.- 3 bedroom. Land is a common area like all condos. 2 floors. No basement.

**Member Salvatore:** Your initial concerns?

**Developer:** First met with the Town looking for guidance. Matching the rest of the looking homes in the area. Topography of site/ roadway. Concerns have been adequately met.

**Member London:** Traffic engineer study?

**Developer:** 5 vehicles per hour.

**Member Bellamy:** Tandem parking?

**Developer:** Pull out forward.

**Town Engineer Quish:** Two cars can turn around in the driveway and pull out.

**Member London:** Concerned about the home at the light. Very difficult to come out.

**Member Salvatore:** Who provided the traffic study to the developer? Submitted to the Planning Department? Reason why he isn't here tonight?

**Developer:** I do not know why they are not here.

**Chairman:** Condo association are you applying for 1 PAP or individual?

**Developer:** 1 PAP for all.

**Chairman:** Don't have it yet?

**Developer:** No.

**Member Bellamy:** RIPTA bus stop location?

**Developer:** Not sure.

**Town Engineer Quish:** Sept 2nd to decide. Time for the traffic engineer at the next meeting.

**Member Bellamy:** Floor plans?

**Town Engineer Quish:** On my computer.

**Dan Campbell:** Clarification of the 5 cars on average.

**Member Tuyschaeyers:** Need to see the traffic report and speak with the traffic engineer- visibility on the corner?

**Chairman:** Are you willing to come back next month?

**Applicant:** Yes.

Motion to continue next month; motion made by Member Rielly, Second by Member Salvatore. All in favor.

#### **4. Minor Subdivision- A. Sutcliffe Ave Subdivision AP 06 Lot 391 Preliminary Plan Nathan C. Carr Sutcliffe Ave**

**Town Engineer Quish:** This project consists of subdividing one 0.35-acre property into two properties. There is an existing structure on proposed Parcel A that is to remain. This structure was formally the home of an insurance agency but will be converted to a single-family residence. Proposed parcel B is being subdivided to support the construction of a single-family dwelling. While multifamily dwellings are allowed in RG-7 zones, the two proposed parcels do not meet the minimum lot area to support more than a single-family dwelling on each lot unless the Applicant builds affordable units. The Applicant has indicated he is not building affordable units. Approval Process: This is the same for the next 3 projects. Minor Subdivisions with no street creation, street extension, or unified development review is required, the Administrative Officer has 65 days of the certificate of completeness to approve, deny, or approve with conditions the preliminary plan. This Application was certified as complete on May 30, 2024, and 65 days from that date is August 3, 2024. Section 7.B of the Land Development and Subdivision Regulations grants the Administrative Officer the authority to grant waivers/modifications from interior lot angles, side lot line angle, and curbing and sidewalk but requires a public notice to abutters within 200 feet of the subject parcel. If written objections are obtained within 14 days of the notice, the waiver requests shall be scheduled on the next Planning Board meeting. If no written objections are received, the Administrative Officer shall have the authority to grant the waiver.

Waivers: There are two waivers that are being requested:

1. Section 23 Article A (4) to not provide granite curbing. (all lots)

2. Section 23 Article A (5) to not provide concrete sidewalks. (all lots)

The waivers were discussed at the TRC meeting on 6/13/24. There is no existing sidewalk on Sutcliff Ave and the TRC was in agreement with this waiver request. The street is edged with a combination of concrete curbing and bituminous berm and felt that the berm was consistent with the surrounding area.

Wetlands- There are no wetlands on or in the vicinity of the property. Utilities- The applicant proposes connections to public water and public sewer for the new lot from Sutcliff Avenue. NBA permit required. Permits; Narragansett Bay Commission permit will be required at the time of a building permit is requested for Proposed Parcel B. Grading and Drainage; A minimal amount of grading is anticipated for construction of the dwelling on Proposed Parcel B. TRC recommends a condition of approval that a drainage system be provided at the time a building permit is requested for Proposed Parcel B addressing stormwater runoff from roofs and driveways.

**Mark Hartmann:** New changes, admin officer would be granting, tonight is a preview/ overview. Can't take action need a public hearing to go out. If there is an objection, the Chairman would send it to the Planning Department. Really need public notice.

**Chairman:** I looked at the site, the street is a mess, I don't think the asphalt berm.

**Member Salvatore:** Issue with zoning.

**Mark Hartmann:** Commercial to residential is fine, it is the other way around that would not be fine.

**Dan Carr:** Empty building currently. It was a single family 20 years back.

No action required.

### **B. Joyce Plat AP 25 Lot 67 Preliminary Plan Jill & Brian Joyce 3 Old Jenckes Hill Rd**

**Town Engineer Quish:** This project consists of subdividing one 1.7-acre residential property into two residential properties. There is an existing single-family residence on proposed Parcel A that is to remain. The subdivision is classified as a minor subdivision however waivers are requested for curbing and sidewalk requirements. There is a wetland along the northern side of Proposed Parcel B which has buffer and jurisdictional areas projecting into the property. The Applicant has already obtained permits from RIDEM for the construction of a single-family dwelling. Utilities- The applicant proposes connections to public water and public sewer for the new lot. While sewer and water are available, the following easements are required: The existing dwelling on proposed Parcel A currently connects to public water in Old Louisquisset Pike and therefore requires an easement on Parcel B to maintain its water connection. Sewer is available in Old Jenckes Hill Road and the sewer for Proposed Parcel B must cut through Proposed Parcel A requiring an easement. Due to the elevation of the parcels and existing sewer, it is anticipated a privately owned grinder pump will be required for sewer connection. The TRC recommends a condition of approval that all easement documents be provided prior to the final plan. The TRC also recommends a condition of approval that a generator be provided to ensure pump operation during power outages. Permits; The applicant has already provided the required RIDEM permit. A RIDOT Physical Alteration Permit and a Narragansett Bay Commission are still required and the TRC recommends a condition of approval that these be provided at the time a building permit is requested.

Same process as the previous application; public notice. Waivers: There are three waivers that are being requested: 1. Section 23 Article A (4) to not provide granite curbing. (all lots). 2. Section 23 Article A (5) to not provide concrete sidewalks. (all lots). 3. Section 22 Article E (3) to allow an interior lot angle to exceed the 200-degree maximum. (Parcel A only).

Typically, grinder pumps need a required generator. This is reviewed during the building permit.

**Coventry Survey:** Angle of lot follows existing fence and backyard, more opening of the angle more push back in setback of rear, near wetlands.

**Member Salvatore:** 25 ft. near wetlands?

**Coventry Survey:** Yes, because 1 acre- approved by DEM with a permit.

No action required.

**C. 1158 Lonsdale Ave Minor SD AP 03 Lot 94 Preliminary Plan Edward L. Blais 1158 Lonsdale Ave**

**Town Engineer Quish:** Waiver for curbing, no granite curbing. Proposing single lot subdivision, wetlands permit needs to be provided due to Scotts Pond. Same approval process, notification to abutters. No action required.

**5. Development Plan Review – A. 89 Industrial Circle Mixed Use AP 2 Lot 113 Development Plan Review Lucy E. Throckmorton 89 Industrial Circle**

**Town Engineer Quish:** This project consists of redeveloping a mill building located on 89 Industrial Circle into a mixed-use building. The building will be renovated to include office space on the first floor and there will be two residential units on the second floor. The Applicant has indicated he is not building affordable units. While the footprint of the building will not change, improvements to the interior and exterior of the building are necessary. The project also includes the construction of a parking lot to serve the building. The property abuts Bleachery Pond with RIDEM buffers and jurisdictional areas projecting into the property. The required permit from RIDEM has already been obtained (Permit 23-0022). Existing will be mixed use- office/ residential. Adaptive reuse= 50% residential. They are here because they are building a parking lot. Already obtained permit from DEM. Parking required 1 parking per dwelling, guidance on the office space. There is enough parking. Meets conventional zoning regulations. Utilities- It is our understanding that the building is connected to an old sewer that runs through the property. The exact location of the old sewer is unknown and must be further investigated. The TRC recommends a condition of approval that this sewer be further investigated, protected, and an easement be provided to the Town of Lincoln if one does not exist. The TRC recommends a condition of approval that the building be connected to the new sewer located in the Industrial Circle.

Comment from the Public Works Director, basin running from Industrial Circle to the bleachery. Preserve the iron fence, one way in and one way out parking. The parking width has been revised to 12ft wide.

**Karen Beck:** Wetlands permit received. Need NBC permit, now that we have the location of the sewer line. Parking space meets Town requirements.

**Member Salvatore:** Easement to sewer?

**Applicant:** No old sewer line for the easement, it doesn't go through the property.

**Town Engineer Quish:** Preliminary Plan Review. Have until July 31st. Need final plan. Approval but delegated to Admin Officer.

**Member Salvatore:** Motion tonight?

**Mark Hartmann:** To approve to the Preliminary Plan Formal Development.

**Applicants Lawyer:** Modification there should be a public hearing at some point. Application shouldn't have to come back if it is required. 45-23-50.

**Chairman:** Applicant is willing if need to be combined stages.

Applicant agreed if needed to extend 1 month to August.

**Mark Hartmann:** Recommendation to continue to July meeting, with condition if public hearing is needed continue a month to August.

Motion by Member Almond with recommendations, second by Member London. All in favor.

**6. Major Subdivisions A. Heritage View Estates/Manchester Farms AP 19 Lot 104 Pre-app Discussion to Hovanes Emdjian 4 Stephanie Dr Reduce a Drainage Easement**

**Town Engineer Quish:** Town owned detention basin- Town maintains. Applicant wished to reduce the easement. The Town would no longer maintain it, it would be turned over to the two property owners. The subdivision is not in Lincoln; the reduction of the easement is a modification to the final plan. This is just a pre-app.

Representative for the homeowner: Not sure about another formal meeting in front of the Planning Board, only the Town Council with a favorable recommendation from the Planning Board.

**Chairman:** The reason to have a hearing is to see if any residents have any concerns.

**Applicant:** Nothing is changing.

**Town Engineer Quish:** The easement is changing.

**Member Salvatore:** What is the goal?

**Applicant:** Subdivide (two lots).

**Town Engineer Quish:** Current easement is the entire lot, couldn't be built without subdividing.

**Insight Engineer Paul Carlson:** Shows the easement on the sewer not the entire parcel, only **around the proposed area.**

**Member Tuytschaevers:** Town would still have access?

**Town Engineer Quish:** No knowledge of rainfall in that area.

**Paul Carlson:** That basin probably filled no more than 2ft. During the heavy rain we have received.

**Member Salvatore:** Reason why the Town installed?

**Town Engineer Quish:** The developer installed.

**Member Salvatore:** It was built for a reason.

**Paul Carlson:** For ease to subdivide.

**Member Salvatore:** For some reason it wasn't subdivided back then.

**Paul Carlson:** We will design a basin to withhold a 100-year storm and an easement to maintain the basin.

Decision of the previous engineer's development for current easement.

**Chairman:** Isn't there another professional who would clarify?

**Paul Carlson:** Civil Engineer.

**Member Bellamy:** Common for easement like this on the whole parcel.

**Paul Carlson:** No.

**Chairman:** We would like to have a public hearing. When was the other plat built in the back? Maybe the drainage is doing its job now?

**Paul Carlson:** All 1986 original subdivisions.

**Mark Hartmann:** Major change (Town Planner Berry deemed it as). If the new planner does, then a public hearing is required (discretion of Admin Officer even if it is a minor).

No motion required- Pre-Application.

## **7. Review of Minutes**

**Motion to dispense the minutes by Member Rielly, second Member Almond. All in favor.**

**Member Tuytschaevers: corrections on Page 1, 3 and final.**

**Motion to accept with corrections made by Member Rielly, second by Member Almond. All in favor.**

## **8. Adjournment**

Meeting adjourned at 10:06pm. Motion to adjourn made by Member Reilly. Second Member Almond. All in favor.

Submitted respectfully,

Grace Gervais