

Town of Lincoln
Planning Board
100 Old River Road, Lincoln, RI
Minutes of January 22, 2025, Meeting

Meeting of the Planning Board was held on January 22, 2025. 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 Jeff Almond, Member Ned London, Member Tom Salvatore, Member Meagan Bellamy and Member Tom Tuytschaevers.

Excused: Member Mike Reilly.

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

C. SUBDIVISIONS & LAND DEVELOPMENT

1. Discussion and vote: Final Bond Release – Great Road Estates – Valentine Court and Whitman Way (off of Great Road) (AP 29 Lot 3), GREL, LLC, applicant/owner.

Town Planner Davies: Received request on behalf of Great Rd. Estates to release final bond. Amount of \$36,600- Town Engineer Quish would like to release the total amount.

Town Engineer Quish: This predates me. It was slowly built over time. They addressed all the items and would like the full bond of \$36,600 to be released.

Motion to release total remaining bond of \$36,600 motion made by Member Almond, second by Member London. All in favor.

2. Discussion and vote: Recommendation to Town Council – Amendment to Official Map and Mapped Street Ordinance – Stone Way Street Acceptance (AP 23, Lot 91).

Town Planner Davies: Street acceptance processed. Final cash bond was released in December. This is the final step, recommendation to the Town Council and a draft.

Motion to recommend to Town Council with amendments as presented. Motion made by Member Almond, second by Member London. All in favor.

D. RECOMMENDATION TO TOWN COUNCIL – ZONING ORDINANCE AMENDMENTS

Town Planner Davies: Back in 2023 the State made modifications to the Zoning Ordinance language. Town hired a consultant to incorporate this language. It was divided into two tiers. Tier two is what is included here. Largely reflects what is in the state law.

Chairman: Can we do these all together?

Attorney DeSisto: Yes, batched.

1. Rezoning, discussion and vote – Amendment to Town of Lincoln Zoning Ordinance, Article IX Nonconformance, §§260-55 and 260-57.

2. Rezoning, discussion and vote – Amendment to Town of Lincoln Zoning Ordinance, Article X Variances, §§260-60 through 260-65.

3. Rezoning, discussion and vote – Amendment to Town of Lincoln Zoning Ordinance, Article XV Administration and Enforcement, §§260-79 and 260-80.

4. Rezoning, discussion and vote – Amendment to Town of Lincoln Zoning Ordinance, Article XVII Adoption and Amendment, §§260-92.

5. Amendment to Code of Ordinances, discussion and vote – Amendment to Town of Lincoln Code of Ordinances, Ch. 147, Article II Comprehensive Permits for Low- and Moderate-Income Housing, §§147-5 through 147-9.

Town Planner Davies: The first one is in regards to non-conformance language- deals with non-conforming lots of records. Next is variances. Updates language to include unified development review and Planning Board's role. Also updates findings required making them match the state law.

Clarification of changes with article numbers

Town Planner Davies: Next, administration/ enforcement; eliminating Planning Board of Appeals (the Zoning Board acts). Now goes straight to Superior Court. Board of Appeals hears appeals of actions of the Administrative Officer. Changes to article 17, notice/ hearing requirements. Most we already do, the main change is that any rezonings that make existing conforming lots non-conforming will require that all impacted owners be notified, not just in the newspaper.

Member Tuytschaevers: Section A- should the sentence be capitalized, or lowercase, inconsistencies. I think it should be capitalized.

Town Planner Davies: Lastly comprehensive permits. Most significant, setting up application procedures/ guidelines.

Member Tuytschaevers: 147-7-A questions meeting 30 days after request, is it flexible?

Attorney DeSisto: It is 30 calendar days, designed to put pressure on The Board/ applicant.

Member Bellamy: 147-6 density bonuses intense, any modifying them?

Attorney DeSisto: No, it is difficult.

Town Planner Davies: You need to make a recommendation to the Town Council.

Attorney DeSisto: Motion has to be based on compliance with the Comprehensive Plan. Motion to send positive recommendation to the Town Council reviewed and pursuant to the state law, also recommend that the changes have been made with edits from tonight's meeting. Motion made by Member London, second by Member Almond. All in favor.

E. CONSENT AGENDA

1. Recommendation to Zoning Board

a. Application of US Solar Works on behalf of Bram Realty for a use variance to install rooftop solar at 4 Carol Drive, AP 28, Lot 117.

b. Application of Windmoeller & Hoelscher Corp. for a use variance to install rooftop solar at 23 New England Way, AP 28, Lot 149.

Town Planner Davies: Both of these are seeking Use Variances to install solar panels. Only reason they are here is because the state changed requirements. Changed Special Use to either permitted or not permitted.

Motion to approve consent agenda- motion made by Member Almond, second by Member Tuytschaevers

2. Administrative Officer Actions a. Front Street Redevelopment – 246 Front Street, AP 10, Lot 64, Minor Land Development Final Plan recorded b. Joyce Plat – 3 Old Jenckes Hill Road, AP 25, Lot 67, Minor Subdivision Final Plan recorded c. 89 Industrial Circle – AP 2, Lot 113, Development Plan Review Final Plan recorded

F. REVIEW OF MINUTES

1. December 18, 2024

Motion to dispense the minutes of the December 18th meeting- motion made by Member London, second by Member Almond. All in favor. Motion to accept minutes made by Member Almond. Second by Member Salvatore. All in favor.

G. TOWN PLANNER'S REPORT

1. Municipal fellow

Town Planner Davies: Received a grant for a municipal fellow. Helping out for 20 months. Starting Tuesday. Generally helping out with housing stuff.

H. ELECTION OF OFFICERS

1. Chair

2. Vice-Chair

Member London: Nominated Member Bostic for the Chair position. Second by Member Salvatore. All in favor.

Member London: Nominated Member Reilly for the Vice Chair position. Second by Member Almond. All in favor.

I. ADJOURNMENT

Meeting adjourned at 7:45 pm. Motion to adjourn made by Member Almond. Second by Member Salvatore. All in favor.