

Town of Lincoln
Planning Board
100 Old River Road, Lincoln, RI
Minutes of December 18, 2024, Meeting

Meeting of the Planning Board was held on December 18, 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 Jeff Almond, Member Mike Reilly, Member Tom Salvatore, Member Meagan Bellamy and Member Tom Tuytschaevers

Excused: Member Ned London.

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

C. SUBDIVISIONS & LAND DEVELOPMENT

1. Public Hearing for discussion and vote: Major Land Development, Preliminary Plan – Lincoln Centralized Rescue EMS/Community Learning Center – 98 Old River Road (AP 29 Lot 222), Town of Lincoln, applicant/owner.

Town Planner Davies: This Major Land Development application proposes the construction of a 13,508 gross square foot Central EMS/Rescue and Learning Center building. The footprint of the building is 9,787 sf, including a 3,334 sf apparatus bay for emergency vehicles. An administrative subdivision was previously approved to eliminate the property line between the Town Hall and Water Commission parcel. The building will reflect a New England style architecture with a peaked roof and a metal plank siding system, designed to look like clapboard, for the administrative and residential portion of the Rescue building. The garage and Learning Center will be clad with a brick veneer. Forty-nine (49) parking stalls are proposed, including 3 handicapped spaces. Approximately 14 existing parking stalls associated with Town Hall will be restriped and 4 stalls will be removed to accommodate the driveway between the Town Hall parking lot and the Rescue Center parking lot, as well as the addition of handicap parking stalls in this location. The total number of parking stalls associated with both Town Hall and the Rescue Center will be 184, including 12 handicapped stalls and 2 electric vehicle charging stalls. This number exceeds that required by the Zoning Ordinance. Circulation is via a new two-way, 24-foot-wide driveway with access to Old River Road and a two-way driveway connection to the Town Hall parking lot. A new 45-foot-wide driveway to accommodate the three-bay apparatus garage is also proposed. Emergency apparatus can access the garage bays from the front and rear of the building. The proposed stormwater management system consists of two underground galley chamber infiltration systems, which will manage runoff from the roof as well as the new pavement. Discussed utilities and landscaping. There are wetlands that bisect the property, however the proposed construction appears to be more than 200 feet from the resource area. No waivers have been requested. Elected to elected to combine the Master and Preliminary Plan review stages given the considerable staff review and oversight that has already taken place during the design process as well as to accommodate the Town's tight construction timeline.

Chairman: We will do a brief overview then the public portion.

Town Administrator Gould: Reiterated what Town Planner Davies stated above. Explained process for site selection and history of approval of ballot question for bond for centralized rescue center. Notes that this site avoids costs for land acquisition. There were several Valley Breeze articles and a public notice to

document and make public the location and plans. The building is visually compatible. The Old River Road landscape has changed quite a bit with the 55+ development that will benefit from this. Described benefits of Learning Center.

Drew Serdakowski: The design/ construction team is here to answer any questions.

Brian O'Connell and Scott Menjali: Here for specific questions.

Public hearing- Member Reilly opens public hearing, second by Member Almond. All in favor.

John Cullen: Rejects the proposal. The rescue complex will be across from his home which is on the national register. It will cause chaos in residential zoning. Last spot of open space should stay, trails to Central Elementary School are behind that portion of land. Supports public services but not in residential zones. Central location would be Old Louisquisset Pike. Degrades his historical property.

Francis O'Connell: Agrees with the project. Best use/ improves response times. Good use of resources. Supports the project.

Richard Denerstin: Supports project. The reason he and his wife moved across into the Whipple Cullen condos was because of this project.

Frank Spezzano: In favor of the project. Good for the future of the town.

Paul Carroll: 100% supports this from the Whipple Cullen development board.

Marion Dale: Indifferent with the project. What protects the Cullen property with light pollution from the vehicles? Shrubbery? Think they need shrubs to block lights.

Rebecca Doran: Wants the Board to reconsider based off of:

- 1- Inadequate space.
- 2- Zoning Concerns.
- 3- Proximity to high traffic- congestion.
- 4- Preservation of open space/natural heritage.
- 5- Compatibility.
- 6- Location concerns.
- 7- Impact on historical property.

Jim Seymour: For the project 100%.

Barbara Cullen: They were only informed about the location a few weeks ago- elimination of open space, and the impact on her historical home.

Close public hearing- motion made by Member Reilly, second by Member Almond. All in favor.

Town Administrator Gould: I had a meeting with Mr. Cullen and his wife- the images in the plans are not precise. There is more screening/ ground covering than what it looks like on the plans. Street trees will be there along the front.

Drew Serdakowski: This is the best location for the centralized rescue.

Town Administrator Gould: This location is very close/ would have good access to all locations in Town. We have two rescues now; we do about 5,000 runs a year (residents and hospital) if we have one out of service the rescue would be coming from across town. This is centralized and all parts of town will be located within 8 minutes of a rescue.

Drew Serdakowski: We did a lot of work to ensure it is a good fit with the space.

Brian O'Connell: It is two stories, more sight utilized for the parking. Size is appropriate to program. Good sight with the campus to fit in.

Chief Thompson: It will cut the response times in half. As the Town grows, building this facility will grow with the fire department as well. This is a well thought out process.

Drew Serdakowski: Location- this building is not only a learning center/ EMS it is/ can be used as a second dispatch center.

Brian O'Connell: Collaboration with the Town, comments about trees- we can address.

Member Tuyschaevers: What other sights are considered?

Town Administrator Gould: Primarily this has been the location. We own this land. Once we knew this site would work, we stopped looking at other places.

Member Tuyschaevers: No room at Davies?

Town Administrator Gould: Denser population here.

Member Tuytschaevers: 116 lots? Highway access.

Town Administrator Gould: Taking advantage of this grant to extend our campus.

Drew Serdakowski: Parking during early voting- not enough space. This will provide additional parking.

Member Tuytschaevers: 5,000 calls out of here?

Chief Thompson: Average 4,000 transports annually, 400 fire based. Yes, both assets would be from here.

Member Bellamy: Overlap with police? Public safety complex?

Town Administrator Gould: 15 years ago maybe but not today.

Member Bellamy: Will the walking paths still be accessible from the back or will the rescue cut them off?

Drew Serdakowski: Behind this are the salt barn and equipment and wetlands.

Town Administrator Gould: The path is actually behind the back of Town Hall and is accessible.

Member Reilly: This wouldn't block the path?

Drew Serdakowski: Correct.

Member Reilly: The bay access, the Cullen property/ driveway area is not directly across. It appears to be off-set.

Drew Serdakowski: Correct.

Chairman: As taxpayers we voted on this. Don't have to purchase property, it is beneficial.

Member Reilly: Add the additional greenery.

Drew Serdakowski: We will work with the landscape architect, happy to plantings as long as it doesn't disturb sight distance.

Member Salvatore: Was the building designed specifically for here?

Drew Serdakowski: Yes, for this spot, tailored for here.

Brian O'Connell: Designed by scratch to fit here.

Town Administrator Gould: There is a building team working on this with input from the committee.

Town Planner Davies: I did receive a number of emails in regards to abutters to this; they were distributed to the Planning Board in the packets.

Motion for preliminary plan combined with master plan. Motion made by Member Reilly. Second by Member Almond. All in favor (Member Tuytschaevers vote nay). With conditions DEM, PAP approval, NBC sewer, Storm water permits and screening/ landscaping- based on the findings and facts.

Motion to delegate final approval to Planning Department, motion made by Member Almond, second by Member Almond. All in favor.

2. Discussion and vote: Establish Remediation Bond Amount – Whispering Oaks Subdivision – 100 Jenckes Hill Road (AP 42 Lots 15 & 91), Oakley Holdings. LLC and Philip A. Oakley & Lisa M. Misiaszek, applicant/owner.

Town Planner Davies: Reads letter from the Town Engineer I reviewed plans entitled “Whispering Oaks Subdivision, 9-Lot Residential Single-Family Minor. Subdivision, 100-110 Jenckes Hill road, Lincoln Rhode Island” prepared by Advanced Civil Designs revised October 2024 for calculating the remediation bond amount. The bond covers the cost of installing perimeter erosion controls shown on the plan and the cost to seed the area of disturbance in the event the site is abandoned. Without the installation and maintenance of these controls, the site is left with potential sedimentation and erosion conditions that would adversely impact abutters and Town infrastructure. The amount of the bond is \$115,800

Town Engineer Quish: Calculated remediation bond- called for if the developer abandons the development. Surety bond \$115,800.

Motion to approve amount. Motion made by Member Reilly, second by Member Almond. All in favor.

3. Discussion and vote: Final Bond Release – Stone Way Subdivision – Stone Way (AP 23 Lot 91), Charles Belshe and Crescent Properties, Inc., applicant/owner.

Town Planner Davies: Stone Way located on Plat Map 23 Lot 91, constructed by Crescent Properties has been reviewed for release of the guarantee bond, which has a value of \$72,120. Items of work included in the guarantee bond included: Bituminous Surface Course, Bituminous Sidewalks, Granite

Bounds, Signage, and Drainage Swale. Since posting the bond, the bituminous sidewalks were waived by the Planning Board. All other items of work are complete and I recommend release of bond.

Town Engineer Quish: He is requesting \$2,000 handled by the Engineering Department. It is only the \$72,120.00 you are releasing.

Motion to release the guarantee bond- motion made by Member Reilly, second by Member Almond. All in favor.

D. RECOMMENDATION TO ZONING BOARD

1. Extension of vesting rights, discussion and vote – Application of Knock on Wood

Furniture/Michael and Mikki Gordon, 1661 Lonsdale Avenue, AP 5 Lot 25 – request to extend vesting rights to reconstruct a building destroyed by fire.

Town Planner Davies: Knock on Wood extended vesting rights, to extend deadline.

Move to extend vesting rights- motion made by Member Tuytschaevers, second by Member Almond. All in favor.

2. Use Variance, discussion and vote: Application of Dawn Joly, 254 Central Street, AP 38 Lot 15 – request to increase number of children at home-based daycare.

Town Planner Davies: Extend day-care number by three children. Home-based day-care limit is six kids.

Member Almond: State fire marshal handles directly not town fire. It would have to comply with the state.

Member Salvatore: If we approve it wouldn't be fully approved, right?

Town Planner Davies: Correct, TRC wanted a recommendation, state permits required first.

Motion to recommend a neutral recommendation to the Zoning Board- motion made by Member Salvatore, second by Member Almond. All in favor.

3. Dimensional Variance, discussion and vote: Application of Holly Fusco, 2 First Street, AP 17 Lot 42 –request to add second story addition to legal pre-existing non-conforming structure.

Town Planner Davies: Addition of second story. This fits into the neighborhood. Motion to send positive recommendation to the Zoning Board- motion made by Member Tuytschaevers, second by Member Reilly. All in favor.

E. REVIEW OF MINUTES

1. November 20, 2024

Member Reilly motion to dispense minutes. Second by Member Salvatore. All in favor. Motion to approve minutes made by Member Reilly. Second by Member Almond. All in favor.

F. TOWN PLANNER'S REPORT

1. 614 George Washington Highway – AP 41 Lot 72, Administrative Subdivision, Plan Recorded

2. Status of Tier II Zoning Ordinance updates

Town Planner Davies: F1 has been recorded, F2- there have been a number of outstanding items that pre-date me. Rezoning amendments will be on for next month.

G. ADJOURNMENT

Meeting adjourned at 8:43pm. Motion to adjourn made by Member Reilly. Second by Member Almond. All in favor.