

Town of Lincoln
Planning Board
100 Old River Road, Lincoln, RI
Minutes of November 20, 2024, Meeting

Meeting of the Planning Board was held on November 20, 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 and Member Ned London.

Excused: Member Meagan Bellamy and Member Tom Tuytschaevers

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

C. SUBDIVISIONS & LAND DEVELOPMENT

1. Public Hearing, for discussion and action: Minor Subdivision, Preliminary Plan – 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: This Minor Subdivision Master Plan application proposes the subdivision and development of a 13.29-acre site into 9 new lots (including 2 existing house lots which will be reconfigured as part of the subdivision). The subdivision entails the creation of a new 900 foot long roadway, Phillis Oakley's Way, with granite curbing and cul-de-sac, providing vehicular access and frontage. Each home will be serviced by a private driveway. 18 street trees are proposed (two per lot) and 6 street lights. Municipal water is proposed, with the water main extension coming from Jenckes Hill Road. Sewer will be both public via a sewer main extension from Pine Tree Lane (across Jenckes Hill Road) up to approximately STA 4+25 and private via a Low Pressure Force Main system, located outside of the right-of-way in an easement, which will be owned and maintained by a Homeowner's Association. Two drainage areas are proposed: a stormwater basin in the southwest corner of the development, adjacent to the wetlands in this area, and a second system along Jenckes Hill Road, with a proposed overflow to the manhole in the right-of-way. The seven new proposed house lots contain roof infiltration systems. There are wetlands along the southwestern edge of the property. Existing structures are a relocated shed, access easement for a pool. Wetland permit, PAP contingent upon bond. Asking for five waivers.

John Shekarchi: Introduces engineer. Contacted by the state agency of CCRI with two conditions. 1- boundary marked and 2- no cutting of trees.

Nick Piampiano: goes over a brief description. PAP approved, water approved. Public sewer-connecting hybrid gravity and low pressure force main.

Motion to open public hearing- motion made by Member Reilly, second by Member Almond. All in favor.

Mr. Peppes: Concerns with sidewalks eliminated. Second house looks like south corner a contains a drainage swale- can the engineer explain? 450 ft gravity feed, are the bottoms septic holding tanks?

Member Reilly: Each individual house we are requiring generators.

Mr. Peppes: Why not do a pumping station?

Chairman: Costs do not benefit the town. They have to develop HOA too.

Mr. Peppes: Sidewalks?

Chairman: The applicant asked for a waiver to not have them.

Tom Connelly: Concerns with the road. Design abuts my property line/ pool. Streetlights? With the road right near my property it will be lit up like a city.

Chairman: New LED lights are designed not to shine in houses, only on ground.

Tom Connelly: Think the road location is inappropriate. What happens to existing structures with drilling if damaged?

Bill Bessette: Questions size of retention pond and proximity to him. Do they have a permit to blast?

Chairman: Regulation from State of RI.

Jesse Capece: When will construction begin? And length? Sublot 1 map- I couldn't make out the length of the lot. How far down does it go?

Mr. Peppes: Are streetlights a requirement?

Chairman: Yes.

Mr. Peppes: How many? How bright?

Tom Connelly: Can construction not be on the weekend?

Attorney DeSisto: No restriction on weekend work.

Motion to close public hearing- motion made by Member Reilly, second by Member Almond. All in favor.

Nick Piampiano: There are two retention basins, similar systems. One takes the stormwater from around the mid-point of the road via catch basins down to the cul-de-sac and out the sand filter. HOA will be responsible to maintain. There will be ledge removal and blasting- will follow RI regulations post/ pre survey to maintain any property damage. Streetlights are all on the east side of the road, but we could work with the town to possibly remove some. The length of lot one is approximately 274 ft.

Erica Koregling: question who owns the area near Davies School.

Nick Piampiano: We have wetlands permit from DEM. E1 grinder pumps one per each dwelling.

Member Reilly: How many houses on this system?

Nick Piampiano: Total of 5.

Questions about swale area.

Nick Piampiano: The stormwater design takes into account the current rate of discharge and proposed.

John Sherkachi: Request bond and final plan to be delegated to the administrative office.

Nick Piampiano: There is no way to facilitate the nine lots and change the location or configuration of the street.

Chairman: The developer is within the regulation to put the road there.

Tom Connelly: Why can't the curvature change away from my property line.

Chairman: Would take from frontage on proposed lot.

Discussion of the road to reconfigure and change.

Chairman: He is within the regulation. You can speak with the developer after.

Nick Piampiano: Construction schedule: weather permitting first of the year. Can put conditions on no work on Sunday. Completion date depends on the ledge, but anticipated within 6 months.

Jesse Capece: One of the houses is 300 years old across the street.

Phil Oakley: Will do everything to accommodate neighbors concerns.

Motion to approve preliminary plan with findings of fact, conditions of the TRC report and letter from CCRI with conditions. Motion made by Member Reilly. Second by Member Almond. All in favor.

Motion to delegate final plan approval to administrative officer- motion made by Member Reilly. Second by Member Almond. All in favor.

2. Initial Discussion: 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. Water supply will be via a 2" domestic service and a 6" fire service connection from Old River Road. Sewer will connect via a 6" pipe to the main in Old River Road. A 4" line will provide natural gas to the building. Proposed landscaping consists of foundation plantings (shrubs and ornamental grasses) along the northern and western sides of the building, where entries to the Learning Center and administrative offices will be located. Lawn with oak and maple trees are proposed around the perimeter of the site. A 6-foot tall black vinyl chain link fence with slats is proposed along the rear property line to screen the highway garage storage. There are wetlands that bisect the property, however the proposed construction appears to be more than 200 feet from the resource area. The applicant will need to obtain a RIPDES General Permit for Stormwater Discharge During Construction from RIDEM. No waivers have been requested.

Philip Gould: Project approved by voters. Currently have two rescue stations. Centralization would be a better way to go. Improved access to all parts of Town. Part of this project will entail the Lincoln Learning Center- for adult learning, workforce training and health screening. Back up for dispatch, multi-purpose space (learning center). Vegetation screening to prevent any light pollution. Had conversations with neighbors.

Drew Serdakowski: Programs in the learning center will be in the afternoon/ night so more available parking for Town Hall. Actively speaking with DPW and the Water Department as well.

Philip Gould: Sign board will be relocated closer to Town Hall.

Town Planner Davies: Also have internal renderings.

Philip Gould: Training space for all departments too.

Chairman: Any other portion 24 hrs besides rescue?

Philip Gould: Learning Center itself would not be scheduled 24 hrs unless in the case of a natural disaster where round the clock operations are needed.

Drew Serdakowski: Will operate similar to library times.

Member Salvatore: Sleeping quarters?

Philip Gould: Access points are critical rescue personnel through keypad. Public would not have full access.

Member Salvatore: Digital Sign size?

Drew Serdakowski: Taking in sign size limitation to be in compliance.

Member London: Bright lights at night, do not want to bother neighbors.

Drew Serdakowski: Standard building lights, no up lighting, parking lights in the back of building no over the top light.

Motion to send to public hearing (12/18). Motion made by Member London, second for Member Reilly. All in favor.

D. REVIEW OF MINUTES

1. October 24, 2024

Member Reilly motion to dispense minutes, second by Member Almond. All in favor. Motion to accept minutes made by Member Reilly, second by Member London. All in favor.

E. Town Planner's Report

- 1. Edgewood Estates Subdivision AP 34 Lot 460 Final Plan Recorded**
- 2. Sutcliffe Avenue Subdivision AP 06 Lot 391 Final Plan Recorded**
- 3. 1158 Lonsdale Ave Subdivision AP 03 Lot 094 Final Plan Recorded**
- 4. Villages at Manville AP 37 Lot 192 Revised Final Plan Recorded**
- 5. Tanury Industries Addition AP 28 Lot 139 Final Plan Recorded**

Town Planner Davies: Some of these pre-date me but haven't been listed on the agendas. All of these final plans have been recorded.

F. ADJOURNMENT

Meeting adjourned at 8:11pm. Motion to adjourn made by Member Rielly. Second by Member Almond. All in favor.