

Town of Lincoln Planning Board Minutes of February 26, 2025, Meeting

Meeting of the Planning Board was held on February 26, 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 Meagan Bellamy and Member Tom Tuytschaevers.

Excused: Member Mike Reilly, Member Tom Salvatore, and Member Ned London.

Also in attendance: Town Planner Davies, Public Works Director Quish, and Attorney DeSisto.

C. MINOR SUBDIVISION 1. Discussion and vote: Modification to Final Plan - Joyce Plat - Jill Joyce - AP 25 Lot 67 - 3 Old Jenckes Hill Road, applicant/owner.

Town Planner Davies: The Joyce Plat project consisted of the subdivision of a 1.7 acre residential property into two residential properties. The subdivision was classified as a minor subdivision however waivers were requested to eliminate the curbing and sidewalk requirements, and therefore the application was reviewed and approved by the Planning Board. The Joyce Plat received Preliminary Plan approval from the Planning Board on August 28, 2024, with Final Plan approved administratively on January 26, 2025. The applicant now proposes a modification to the Final Plan and to Condition #3 of the August 28, 2024 Preliminary Plan in order to allow a basement. The applicant has revised the plans to show that the basement slab will be one (1') foot above groundwater (elevation 304') and the top of foundation has been raised an additional foot (elevation 312'). The condition was imposed when it was believed that groundwater was 6" below grade, however it was later clarified that the lot contained fill and groundwater was actually 6'6" below grade. New proposed buyer wants a basement. This is a minor modification in my opinion. Can be done administratively, but wants The Boards opinion. The Town Engineer has reviewed the revised plans and has no concerns with the proposed modification. Minor modifications: Any amendment to utility plans that are acceptable to the Town's Engineer or to the appropriate utility company; • Lot line revisions that can be reviewed and approved as an administrative subdivision according to the provisions of these regulations; • Amendments to grading plans or drainage plans which are acceptable to the Town's Engineer and which do not require approval of any state or federal reviewing authority; • Amendments to construction plans which are required because of unforeseen physical conditions on the parcel being subdivided; • Modifications to any construction plans for off-site improvements which are acceptable to the Town's Engineering Department; or, • Modifications that are required by outside permitting agencies such as but not limited to RIDEM and RIDOT. This section also states that the Administrative Officer may seek a recommendation from the Planning Board and TRC for minor modifications. Major modifications: • Changes that would have the effect of creating additional lots for development or dwelling units • Changes which would be contrary to any applicable provision of the Zoning Ordinance or which would require a variance or special use permit from the Zoning Board or Review; or, • Changes which may have significant negative impacts on abutting property or property in the vicinity of the proposed subdivision or land development project.

Chairman Bostic: I do remember this project, still want to hear from the Public Works Director with her Engineering opinion.

Public Works Director Quish: Revised drainage plan, picked house up a little bit for grading. Do not think these new plans should prohibit the basement.

John Hampton (for the applicant): Agrees with Public Works Director Quish with the 1ft separation.

Board agrees, no problem with this modification

Member Almond makes a motion to approve modification, Second by Member Bellamy. All in favor.

D. BOND RELEASE 1. Discussion and vote: Bond Release – North End Realty - Ronald Chofay - AP 43 Lot 34 - 1672 Old Louisquisset Pike.

Town Planner Davies: This project predates me. Project required sidewalks and curbing conditions. They did not implement these conditions. Applicant received letter from RIDOT, town cannot condition the sidewalks on a state road. Request to release the bond in the amount of \$46,677.

Member Almond makes a motion to release bond, Second by Member Tuytschaevers. All in favor.

E. CONSENT AGENDA- 1. Recommendations to Zoning Board

a. Application of InFEWsion, LLC on behalf of 678 GWH, LLC for a use variance to install rooftop solar at 678 George Washington Highway, AP 30 Lot 32.

b. Application of Amica Mutual Insurance Company. for a special use permit to add square footage to two signs at 100 Amica Way, AP 31 Lot 168.

c. Application of Keith and Lisa Williams on behalf of Travis and Jillian Rossi for a dimensional variance for an addition at 1633 Old Louisquisset Pike, AP 42 Lot 54.

Member Tuytschaevers: Item C- is the applicant different from the owner?

Town Planner Davies: They are family members.

Attorney Raheb: Parents and children.

Member Tuytschaevers makes a motion to recommend approval to the Zoning Board. Second by Member Almond. All in favor.

F. REVIEW OF MINUTES 1. January 22, 2025

Motion to dispense the minutes- motion made by Member Almond, second by Member Bellamy.

One correction- add “vice” to Rielly’s position. Motion to accept minutes with correction, made by Member Almond. Second by Member Tuytschaevers. All in favor.

G. TOWN PLANNER’S REPORT 1. Electronic Permitting – Per RIGL §45-23-36.1.

Town Planner Davies: State is requiring all Zoning and Planning permits to go online. Possibility of purchasing iPads for the board to send plans to. You would bring it to each meeting. Trying to move away from the large paper packets. Paper copies for large plans, you can come in and view. Trying to move to more electronic packet- would like The Board to weigh in.

The Board has no problem

H. ELECTION OF OFFICERS 1. Secretary

Chairman Bostic: Missed the secretary position last month. Member London is willing to continue.

Member Almond makes motion to reinstate Member London as Secretary. Second by Member Tuytschaevers. All in favor.

Town Planner Davies: Introduces new fellow/Housing Planner, Jasmine Batista.

I. ADJOURNMENT

Motion to adjourn made by Member Almond. Second by Member Bellamy. All in favor. Meeting adjourned at 7:25 pm.

Respectfully submitted,

Grace Gervais