

Town of Lincoln Planning Board
100 Old River Road, Lincoln, RI
Minutes of March 26, 2025, Meeting

Meeting of the Planning Board was held on March 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, Member Mike Reilly, Member Tom Salvatore, and Member Tom Tuytschaevers.

Excused: Member Ned London.

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

SUBDIVISIONS & LAND DEVELOPMENT

1.Discussion and vote: Comprehensive Permit – Final Plan Approval - Cobble Hill Crossing - Old Louisquisset Pike, (AP 19 Lot 34), Seminole Development, applicant/owner.

Town Planner Davies: This Comprehensive Permit project involves the development of ten (10) duplexes for a total of twenty (20) dwelling units on a 5.8 acre lot in the RS-20 zoning district. 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 addition, the following documents and permits are provided: *Monitoring Services Agreement*, prepared by Community Housing Land Trust of Rhode Island; Draft affordable deed restriction; Narragansett Bay Commission Sewer Connection Permit; RIPDES RIDEM permit; RIDOT Physical Alteration Permit; various condominium documents. **Recommendation and Conditions of Approval:** The TRC voted 4-0 to recommend approval of the Final Plan for the Cobble Hill Crossing Final Plan and proposed the following conditions: All onsite utilities shall be privately owned and maintained by the property owners/HOA and the Town of Lincoln is not responsible for them. No basements shall be permitted. The minor subdivision plan which carves out the billboard parcel shall be recorded concurrently with final plan. An erosion control permit is required prior to any land disturbance, including tree cutting. A remediation bond shall be calculated by the Director of Public Works and posted prior to land disturbance. The developer shall record the affordable deed restrictions, for a period of 99 years, prior to the issuance of a certificate of occupancy for each unit. Rubbish and recycling collection shall be private and shall not be provided by the Town of Lincoln. All retaining walls shall be designed by a professional engineer and their construction shall be certified by a professional engineer. The professional engineer shall be either a structural or a geotechnical engineer depending on the final types of walls. The wall design shall be approved prior to the issuance of a certificate of occupancy for the first constructed unit. All conditions shall be inscribed on the final plan to be recorded. HOA onsite utilities are the HOA responsibility.

Attorney Mark Hartmann: Recommended that the Solicitor's review and approval of the HOA documents be a conditions of final plan approval.

Town Planner Davies: Agreed that no units should be sold without the HOA in place.

Motion made by Member Reilly. Per TRC report eight conditions plus one condition from tonight (the HOA documents subject to solicitor review and approval). Final plan approval. Second by Member Almond. All in favor.

RECOMMENDATION TO TOWN COUNCIL

1. Amendment to the Zoning Ordinance, discussion and vote – Amendment to Chapter 260, Zoning, Article III, Use Regulations, Sec. 260-14 J: Day-care center

Town Planner Davies: Amendment to zoning ordinance: Home based daycare application had neutral recommendation from Planning Board to the Zoning Board. Board had concerns with potential need for sprinklers and building upgrades. That application is still pending with Zoning Board. The applicant, Ms. Joly, then proposed to the Town Council that the ordinance be amended. Amend section 260-14J and add limitation to 12 children. TRC voted against ordinance, but they voted on a different version with no limit on number of children below age 2 ½. This agenda item references the wrong type of daycare (14J is day care center- home based is 9J). Language is different between these two. This would limit daycare centers to 12 kids. Intent was family daycare.

Discussion on how to proceed due to incorrect language. Board stated that they can only review what is before them based on the wording

Motion made by Member Tuytschaevers. Recommendation to deny based off of the language daycare v. home daycare due to: open meeting act concern, inconsistent with the comprehensive plan. Reference wrong ordinance number, no TRC report, not comfortable with the number 12 (kids), would like it to come back to the Planning Board. Second by Member Salvatore. All in favor.

CONSENT AGENDA

Recommendations to Zoning Board

1-Application of Ralph & Patricia Perfetto for a Dimensional Variance for a two-car detached garage at 22 Sylvia Lane, AP 25 Lot 108.

2-Application of Global Home Sales Solutions, LLC for relief under the Mapped Street Ordinance to construct a single-family house at 172 Central St., Manville, AP 37 Lot 47.

Recorded Plans

1-Jill Joyce – Joyce Plat Minor Modification – AP 25 Lot 67, Final Plan Recorded

Chairman Bostic: Would like to remove item “1A” from the consent agenda.

Motion to remove item “1A” from the Consent agenda- made by Member Tuytschaevers

Second by Member Reilly. All in favor.

Discussion on 22 Sylvia.

Attorney Mark Hartmann: TRC Report was based off of least relief necessary, but we removed that standard from the list.

Motion to make neutral recommendation that we think the incorrect standard was applied. Motion made by Member Tuytschaevers. Second by Member Reilly. All in favor.

Member Reilly motion to approve as presented-approve consent agenda as accepted. Second by Member Almond. All in favor.

REVIEW OF MINUTES - February 26, 2025

Motion to dispense the minutes, made by Member Almond. Second by Member Reilly. Motion to accept minutes made by Member Tuytschaevers, second by Member Reilly. All in favor.

TOWN PLANNER’S REPORT

1. 2025 Housing Legislation

Town Planner Davies: Quite a few new ordinance amendments coming down the pipeline. Just giving the Board a heads up. Ordinance changes will likely need to be made. Changed by the State for example, DEM/ DOT permits at final plan instead of preliminary.

Member Salvatore: Where are we with the Comprehensive Plan?

Town Planner Davies: Most chapters have been sent back with edits. Hoping to get those back by next week. One final clean version to be sent back to us.

ADJOURNMENT

Motion to adjourn made by Member Salvatore. Second by Member Rielly. All in favor. Meeting adjourned at 8:00 pm.

Respectfully submitted,
Grace Gervais