



100 Old River Road
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OFFICE OF THE
TOWN PLANNER

**Planning Board Meeting Agenda
November 19, 2025 at 7:00 PM in Town Council Chambers**

This meeting will be held as an in person meeting. The public can view the meeting in person or by utilizing the web streaming available on <https://lincolnri.civicclerk.com/web/home.aspx>. ***Streaming is not guaranteed.***

A. OPENING OF MEETING

B. ROLL CALL

C. SUBDIVISIONS & LAND DEVELOPMENT

1. **Discussion and vote:** Major Subdivision, Preliminary Plan Extension – Beauregard Subdivision – East Lantern Road (AP 44 Lot 180), LB Corp. & Stephen Beauregard, applicant/owner.
2. **Public hearing, for discussion and action:** Major Subdivision, Preliminary Plan – Lincoln Meadows III – Myers Drive (AP 45, Lot 437), Steve Puleo & Stockwood LLC, applicant/owner.
3. **Public hearing, for discussion and action:** amendments to Land Development and Subdivision Regulations Appendix A: Fee Schedule.

D. CONSENT AGENDA

1. **Recommendation to Zoning Board**
 - a. Application of Thomas Omar for Rosangeli Cruz for a dimensional variance to construct a second story addition to a garage at 12 Loring Drive, AP 12 Lot 310.
 - b. Application of Joseph Fernandes for Norman Tashash for a dimensional variance to reconstruct a deck at 280 Front Street, AP 10 Lot 148.
 - c. Application of Wesley Powell for a special use permit to expand a family home daycare at 1674 Old Louisquisset Pike, AP 43 Lot 123.
 - d. Application of John Pereira for a dimensional variance to construct a garage at 15 Morgan Court, AP 26 Lot 216.

E. REVIEW OF MINUTES

1. October 22, 2025

F. Town Solicitor's Report

G. Town Planner's Report

H. ADJOURNMENT

Posted November 13, 2025, at Town Hall, Lincoln Public Library and with the Secretary of State website.

Planning for the future while preserving the best of the past.