



100 Old River Road
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Lincoln, RI 02865
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OFFICE OF THE
TOWN PLANNER

Planning Board Meeting Agenda January 28, 2026 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. **Public hearing and vote:** Major Modification to Final Plan, Minor Land Development and Unified Development Review (dimensional variance) – Lonsdale Main Place – Lonsdale Main Street (AP 4 Lot 92), Terrapin Properties, Inc., applicant/owner.
2. **Preliminary discussion:** Major Land Development – Lincoln Parking Expansion Plan – 642, 644, 646, and 648 George Washington Highway (AP 31 Lots 11, 10, 9, and 8), GZA Geoenvironmental, Inc. for Narragansett Electric Company, applicant/owner.

D. CONSENT AGENDA

1. **Zoning Board of Review Recommendations**
 - a. Application of Chapel Street Congregational Church, UCC, for a special use permit to replace a sign at 185 Chapel Street, AP 10 Lot 302.
 - b. Application of Muhammad Qandil on behalf of Jamil Khalil for a dimensional variance (lot area) to construct a second residential unit at 1210 Lonsdale Avenue, AP 3 Lot 114.
 - c. Application of Jason Pineda on behalf of John Cullen for dimensional variances (front and rear) to construct a single-family dwelling on Lower River Road, AP 29 Lot 333.
 - d. Application of Daniel Gauvin on behalf of Windmoeller & Hoelscher for a special use permit to install new signage at 23 New England Way, AP 28 Lot 149.

E. REVIEW OF MINUTES

1. December 17, 2025

F. Town Solicitor's Report

G. Town Planner's Report

1. Discussion and Vote: public hearing on Comprehensive Plan

H. ADJOURNMENT

Posted January 22, 2026, at Town Hall, Lincoln Public Library and with the Secretary of State website.