

Town of Lincoln
Planning Board
100 Old River Road, Lincoln, RI
Minutes of December 17, 2025, Meeting

Meeting of the Planning Board was held on December 17, 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 Meagan Bellamy, Member Mike Reilly, Member Ned London and Member Tom Tuytschaevers.

Also in attendance: Town Planner Davies, Town Engineer Thalmann and Attorney Hartmann

Excused: Member Tom Salvatore

C. SUBDIVISIONS & LAND DEVELOPMENT

1. Discussion and vote: Remediation Bond for Lincoln Meadows III – Myers Drive (AP 45 Lot 437), Steve Puleo & Stockwood LLC, applicant/owner.

Town Planner Davies: \$117,200 remediation bond.

Town Engineer Thalmann: DOT 2022 values with a 3.34% increase to represent 2026 predicted values. Limited to just the disturbed area. Very comfortable with bond value.

Motion to approve remediation bond of \$117,200 made by Member Reilly. Second by Member London. All in favor.

2. Preliminary Discussion: 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.

Town Planner Davies: Application entails a major modification to the previously approved minor land development final plan of a 30,404 square foot site into 9 residential units. Each unit will have its own driveway, with two parking spaces provided per unit. A shared well private water system shall be provided. The application was reviewed and approved administratively, with recommendations by the TRC. The Preliminary Plan was discussed by the TRC at their May 15, 2025, meeting and received administrative approval on June 23, 2025. Final plan approval was granted on August 2, 2025. Currently, the applicant seeks a major modification to this previously approved plan due to changes in the architectural features of the building- specifically the additions of deck and the overhang to the building- which necessitate rear yard variances. With the introduction of this dimensional relief to the project, unified development review is triggered and the need for a public hearing with the Planning Board. No formal approval from the TRC- they are coming back in January.

Beau Akers for the applicant: Relief is the least necessary.

Town Planner Davies: Zoning Official and Building Official require as built to make sure height doesn't go above the 35ft. which is the max. This is just at 35ft. cannot exceed.

Attorney Hartmann: This is a unified development plan; it needs to go to a public hearing. Motion is to move to a public hearing.

Motion to move to a public hearing. Motion made by Member Tuytschaevers. Second by Member Reilly. All in favor.

D. REVIEW OF MINUTES: 1. November 19, 2025

Motion to dispense of the minutes, motion made by Member Reilly. Second by Member London. All in favor. Motion to approve the minutes with one correction, motion made by Member London. Second by Member Reilly. All in favor.

E. Town Solicitor's Report:

Nothing to report this month.

F. Town Planner's Report: 1. Online Permitting Discussion.

Town Planner Davies: Starting to get online applications instead of paper ones. Planning Board members will need to activate town emails to gain access to the online portal. We can schedule a work session with the IT Department to walk through the online applications.

Member Bostic: What is the timeline?

Town Planner Davies: We are getting them online now. I will schedule a work session with IT for you all and come back with possible dates. A new member will be starting in January. A few of you are up for reappointment, please email the Town Clerk.

G. ADJOURNMENT

Meeting adjourned at 7:44 pm. Motion to adjourn made by Member Reilly. Second by Member London. All in favor.

Respectfully submitted,
Grace Gervais