

Town of Lincoln Planning Board
100 Old River Road, Lincoln, RI
Minutes of January 28, 2026, Meeting

Meeting of the Planning Board was held on January 28, 2026. 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 Ned London, Member Tom Tuytschaevers, Member James Seymore and Member John D'Aloisio.

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

Excused: Member Meagan Bellamy and Member Mike Reilly.

Chairman: Welcomes new Members Seymore and D'Aloisio.

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.

Town Planner Davies: This 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 (three 3-unit buildings). 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 Technical Review Committee. 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 26, 2025. At this time, the applicant seeks a major modification to this previously approved plan due to changes in the architectural features of the building – specifically the addition of decks and overhangs 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.

Town Planner Davies reviewed the Facts and Findings required for granting a variance: The lot is wide and narrow with extremely steep slopes. The lot also widens in a northerly direction, so that the relief requested is only required for the buildings at the point where the lot is most narrow/constrained. Questions relating to the side yard setbacks have been resolved. That being said, the applicant did initially receive a minor land development approval in which the buildings met all setbacks. However, the right-of-way is unusually wide in this location, meaning that the effective front yard setback is greater than it appears on the plan. The proposed relief is consistent with or exceeds the setbacks of abutting properties on Lonsdale Main Street, particularly those on the western side of Lonsdale Main Street just to the north of this property, which tend to be narrow in depth measuring just 80+/- feet. The requested variances will

accommodate rear decks and architectural overhangs, which while not required elements, do provide functional outdoor space on a lot that is otherwise very steep.

Town Planner Davies reported on the TRC meeting and the recommended conditions.

1. No building permit shall be issued until the retaining wall and riprap swale are constructed and inspected by the Town Engineer. The retaining wall construction shall be certified by a structural engineer. A foundation permit only may be issued for the building containing units 7, 8, and 9 in order to facilitate the completion of the wall and grading in this location.

2. The project engineer shall verify that the infiltration rate of the fill material complies with the infiltration rate provided in the storm water calculations. The project engineer shall be on site to witness installation and shall provide a stamped letter verifying such.

3. All yard areas shall be sodded to ensure the site is quickly stabilized.

4. New concrete sidewalks and granite curbing as specified on the site plan shall be installed prior to issuance of an occupancy permit.

5. Rubbish and recycling collection shall be private and shall not be provided by the Town of Lincoln.

6. Any change in the type of ownership of the site from rentals to condominiums shall require the recording of a Homeowner's Association, a draft of which shall be approved by the Town Solicitor.

7. An NBC Permit shall be obtained for the sewer extension and submitted prior to any construction.

8. The developer shall post an improvement guarantee in an amount established by the Planning Board for all public improvements prior to the issuance of any new building permits.

9. The developer shall comply with any and all applicable local, state, and federal permits.

Beau Akeres: On behalf of the applicant. The height issues discussed at last month's meeting has been resolved.

Member D'Aloisio.: Question on size of decks.

James McKee: No, not huge ones, just small for grill.

Member Tuytschaevers: Water permit?

Town Planner Davies: Originally, they did not. Applicant was moving forward with private wells and was approved. As of this afternoon we discussed concerns with Water Commission. Proposed McKee would do a small watermain extension and loop out to Lonsdale Avenue. He is already extending the sewer main.

Motion to open public hearing. Motion made by London. Second by Member Seymore. All in favor.

Denis Przybyla: Owns next door lot. Do you know where the sewer line will go by? My house or Lonsdale Main?

Public hearing closed by Member London. Second by Member Tuytschaevers.

David D'Amico: Yes, the sewer will stop in the street, connect and go to 1564 Lonsdale Main. Each entity will get own lateral if they wish.

Member London: Just doing laterals?

McKee: Will supply the church.

Chairman: Are we looking for approval tonight?

Attorney Hartmann: 1st vote on variance and that vote conditioned upon final plan.

Member London: Motion to approve variance conditioned with the outline plan modification based on presentation and testimony and Town Planners report.

Attorney Hartmann: Clarifying to vote new members must say you have reviewed the material and are familiar with the project.

Member D'Aloisio. abstains due to not being familiar with the project.

Member Seymore confirms he has reviewed the materials.

Second by Member Seymore. All in favor.

Member Seymore motion to approve plan modification based on information in packet. Second by Member London. All in favor.

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.

Town Planner Davies: This application entails the expansion of parking facilities at the Narragansett Electric Company's George Washington Highway facility. This major land development will result in the reconfiguration of existing and addition of new parking stalls, new perimeter fencing, two new vehicle access gates, new pedestrian swing gates, lighting, landscaping and a stormwater management system. No increase in personnel or traffic is anticipated since the proposed parking lot expansion is to enhance circulation challenges and improve safety and security.

Town Planner Davies discussed the TRC recommendation. The TRC was generally in support of the plan, with the following comments which should be addressed prior to the public hearing:

1. The design plans shall be updated to provide further detail (spot grades, edge of pavement, culverts) along the shoulder of Blackstone Valley Place to demonstrate impacts from the proposed stormwater management system will not impact the existing ponding that is observed in the vicinity of the proposed project, both north and south of the existing curb cut on Blackstone Valley Place.
2. All Landscape Plans shall be stamped by a Landscape Architect registered through the RI Board for Design Professionals. Confirm the planting schedule and proposed locations along the embankments of the stormwater management areas will not be impacted by root intrusion.
3. Include a detail which depicts the proposed parking, curbing edge, guard rail, light pole and rip-rap slope to confirm constructability.
4. Please provide an Operation and Maintenance Manual related to the stormwater management system.

The TRC forwards a positive recommendation (in a 5-0 vote) to the Planning Board to hold an informational meeting. The TRC recommends that the Planning Board consider imposing the following conditions, should a decision in the affirmative be made:

1. Approved updated RIDEM wetlands and RIPDES stormwater management permits shall be submitted prior to Final Plan.
2. An approved RIDOT Physical Alteration Permit shall be submitted prior to Final Plan.
3. A Soil Erosion and Sediment Control Permit and remediation bond shall be required prior to the start of construction.
4. Parking lot lighting shall be dimmed between the hours of 10:00 p.m. and 6:00 a.m.

Sarah McLeod of GZA for the applicant: Address 642 the applicant has been owned since 1960. This is the center hub for storm response for both gas and electric. Important to note that the number of personnel will not change; the goal of the project is to improve parking and circulation.

Board confirmed the proposed tree line.

Town Planner Davies: Recommended combining master and preliminary plan applications. Only items we are waiting for are the RIDOT and RIDEM permits, but no concern waiting until final plan for those since that is state law now and no construction can be done before final. Motion to combine preliminary and master plan in one. Motion made by Member London. Second by Member Seymore. All in favor.

Motion to send to public hearing. Motion made by Member London. Second by Member Tuytschaevers. All in favor.

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.

Member London accepts as is. Second by Member Seymore. All in favor.

E. REVIEW OF MINUTES:

1. December 17, 2025

Motion to dispense of the minutes, motion made by Member Seymore. Second by Member D'Aloisio. All in favor. Motion to approve the minutes with one correction, motion made by Member London. Second by Tuytschaevers. All in favor.

F. Town Solicitor's Report:

Nothing to report this month.

G. Town Planner's Report:

1. Discussion and Vote: public hearing on Comprehensive Plan

Town Planner Davies: Received revised final draft. Send it to the state for preliminary review in August, they sent it back to us on December 10th for minor changes. Thinking we can move forward to a public hearing in February or March is also an option.

Motion to send to public hearing for the February meeting made by Member London. Second by Member Tuytschaevers. All in favor.

Town Planner Davies: Member Tom Salvatore resigned and wanted to thank everyone.

H. ADJOURNMENT

Meeting adjourned at 8:20 pm. Motion to adjourn made by Member Seymore. Second by Member D'Aloisio. All in favor.

Respectfully submitted,
Grace Gervais