

Town of Lincoln
Planning Board
100 Old River Road, Lincoln, RI
Minutes of March 4, 2026, Meeting

Meeting of the Planning Board was held on March 4, 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 Meagan Bellamy, Member Seymore and Member D'Aloisio.

Absent: Member Mike Reilly.

Also in attendance: Town Planner Davies, Town Engineer Thalmann, Public Works Director Quish, Town Solicitor DeSisto, and Mark Hartmann

Motion to move consent agenda item E to the first item- motion made by Member London. Second by Member Seymore. All in favor.

E. ELECTION OF OFFICERS

1. Chair: Member London nominates Member Bostic to remain in Chair position. Second by Member Seymore. All in favor.

2. Vice-Chair: Reinstate Member Reilly as Vice Chair. Motion made by Member London. Second by Member Seymore. All in favor.

3. Secretary: Motion to elect Member London. Motion made by Member Seymore. Second by Member D'Aloisio. All in favor.

4. Technical Review Committee Representative: Motion to elect Member Reilly as the TRC representative. Motion made by Member Seymore. Second by Member Tuytschaevers. All in favor.

C. SUBDIVISIONS & LAND DEVELOPMENT

1. Discussion and Vote: Final Bond Release – Old River Road Development, LLC – Whipple Cullen Farm, AP 29, Lot 150.

Town Planner Davies: Letter to release the stabilization bond of \$120,463.00.

Kelly Salvatore (attorney for the applicant): Objecting to Member Seymore's participation in the application. Bond originally covered insurance loan and seed, basin, and swales. Request for full release of bond for what is insured. What is before you are the items insured in the bond, not the other concerns. What of the three insured things haven't been done? Asking for full release of the bond.

Member Tuytschaevers: Did you see the letter dated today from the Whipple Cullen Condo Association's attorney?

Salvatore: No, I understand the alleged defects to construction.

Member Tuytschaevers: 1- Failed northern slopes. 2- prior reports on riprap slopes.

Salvatore: Nothing in this bond has to do with this. The Town is no longer responsible for this development. Certificate of Occupancy has been released. We are here tonight for these specific items of the bond. Two separate issues; tonight's bond and other issues.

Solicitor DeSisto: Recommend hearing from the other attorney for the development.

Jake Maloney on behalf of the condo association: Here to speak against the release of the bond. Northern slopes completely failed, sliding/ erosion of soil. Not stabilized. GZA and Pare have stated that further inspections for the other portions of the slope are necessary to insure they do not fail. Extreme hazard for visitors and significant risk to the Town.

Solicitor DeSisto: D'Amico's letter identified the failure of 2 points in riprap slop. I bring this up because these failures came after the DPW Director's original letter recommending the partial release. Recommend this bond not to be released at this time.

Member D'Alosio: Clarification on why the bond doesn't correlate to current issues.

Solicitor DeSisto: At that time these issues were not found – there was no stabilization issue. However I believe they correlate. Recommend it doesn't get released until corrected.

Salvatore: Want to be clear, look at the excel spreadsheet and outline what is being insured. Encourage condo association to file a claim. Upset Member Seymore did not recuse himself.

Member Seymore: Inaccurate that you are saying we are in this position now due to me. I gave the Town Council information that there was runoff in the Blackstone River when the condos were being constructed. The information I gave them was strictly related to significant damage at that time. If we were to release, who is on the hook for the rest of the property with the issues? Condo association, while your client walks away free and clear?

Salvatore: Taken up at different venue.

David D'Amico (engineer): Independent inspector reporting to Planning Board and Town Engineer. Phase 4 in our opinion it was done to the plans. Infrastructure was complete. However, in the final inspection you can see the slope failures and these are documented in my report with photos.

Chairman: Your job was to go there and see, confirm that the plan was constructed as shown on the plans?

Member London: Riprap prevents erosion?

D'Amico: Yes.

Member Tuytschaevers: You said you found significant failures but then you say everything is completed to standards?

D'Amico: Depends on the situation.

Ryan DaPonte (GZA): Brought in to look at storm water but then for slope failures. Issues with slope (stone diameter and slope calculations). Bond issue, failed slope due to erosion. Whole site is not stabilized. Diameters of stones are different.

Member D'Alosio: Size of the stone makes a difference?

Ryan DaPonte: Stone size and weight.

Member Seymore: Angular versus round?

Ryan DaPonte: Can't speak to this.

Member Bellamy: Is the slope part of the erosion control measures?

Ryan DaPonte: Yes.

Solicitor DeSisto: Recommend denying now.

Member Tuytschaevers motion to deny bond release. Second by Member London. All in favor.

2. Continued Public Hearing and Vote: Major Land Development, combined Master and Preliminary Plan– 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 storm water 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.

George Watson (council for N.E)

Sarah McLeod, GZA: Owned location since 1960's. Parking is an issue, parking lot expansion. Lights, and shrubs.

George Watson: We did bring new renderings.

McLeod: In the process of storm water permit from the state.

Member London: Can you explain the lights?

McLeod: Pole mounted lights will be motion sensor activated. Will be dimmed when no motion for a time. Glare shields around them.

Town Planner Davies: Dim between 10pm and 6am.

McLeod: Yes.

Member D'Aloisio: First lot going towards mall? Blackstone Valley Place area?

McLeod: Yes.

Public Hearing. Motion to open. Motion made by Member Bellamy. Second by Member London. All in favor.

No one from the public.

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

Member London: Large trucks or employees?

George Watson: Both, large ones during a storm event.

Member Bellamy: Accommodate existing operations?

McLeod: Correct.

Chairman: No lighting splashing across the highway?

McLeod: It is very far away.

Motion to approve with conditions in the TRC report. Motion made by Member London. Second by Member D'Aloisio. All in favor.

3. Informational Discussion: PLN 25-5, Major Land Development & Unified Development Review (special use permit and variance), Master Plan – Kirkbrae CC Solar, 208 Old River Road (AP 31 Lot 23), Revity Energy LLC for Kirkbrae Country Club, applicant/owner.

Town Planner Davies: This application entails the construction of a 420 kW AC fixed ground mounted solar photovoltaic system, which will contain approximately 882 modules. The panels are proposed to be located within the northernmost portion of the lot, adjacent to the Kirkbrae Country Club tennis courts, which is currently wooded.

Julissa Arce: Sworn in.

Dave Russo (Revity Energy Engineer): Fairly gentle slopes, small, cleared section. Tennis courts to the South. Will get Class 1 survey. DEM permit is required; DOT may be possible. Just clearing this section, and Kirkbrea will continue to own it.

Member Bellamy: Impacts on the land?

Dave Russo: No long term.

Member D'Aloisio: Could Kirkbrae clear-cut this portion of their lot if they wanted to?

Solicitor DeSisto: Remove trees yes but would need approval.

Member Seymore: Questions the trees/ shrubs.

Dave Russo: 10-12ft.at planting.

Member London: Consideration to use the lot already there and put canopies over the parking lot?

Dave Russo: No, it hasn't been discussed.

John Carter (landscape architect): The goal is from road to site you will not see anything.

Member London: In line with the pickleball courts?

Dave Russo: Yes.

Member D'Aloisio: Were you brought on to make the neighbors happy?

John Carter: Yes.

Member London: Land slope naturally?

Dave Russo: From houses to the west (rear).

Motion to go to Public Hearing. Motion made by Member Seymore. Second by Member Tuytschaevers. All in favor.

Solicitor DeSisto: N.E can be reopened to delegate final plan to Town Planner.

Motion to reopen item #C-2. Motion made by Member D'Alosio. Second by Member Tuytschaevers. All in favor.

George Watson: Respectfully have final plan as an administrative review.

Motion made by Member Seymore to have final plan be administrative. Second by Member London. All in favor.

D. COMPREHENSIVE PLAN: 1. Continued Public Hearing and Vote: Recommendation to Town Council to adopt 2026 Comprehensive Plan.

Motion to open Public Hearing. Motion made by Member Seymore. Second by Member London.

All in favor. No one from public. Close Public Hearing. Motion made by Member London.

Second by Member Bellamy. All in favor. Motion to recommend approval to the Town Council.

Motion made by Member Seymore. Second by Member London. All in favor.

F. REVIEW OF MINUTES- 1. February 25, 2026

Skip this was reviewed in last meeting.

G. Town Solicitor's Report

Nothing to report.

H. Town Planner's Report

Town Planner Davies: A couple of you do not have open gov emails. Discussion of emails.

I. ADJOURNMENT

Meeting adjourned at 8:52 pm. Motion to adjourn made by Member Seymore. Second by Member London. All in favor.