



100 Old River Road
P.O. Box 100
Lincoln, RI 02865
(401) 333.8433

OFFICE OF THE
TOWN PLANNER

September 17, 2021

Town of Lincoln – Planning Board
100 Old River Road
Lincoln, RI 02865

Dear Honorable Members,

On Tuesday, September 14, 2021 at 3:00 PM, the Technical Review Committee met to review the agenda items for the September 22, 2021 meeting of the Planning Board. In attendance were Al Ranaldi, Peggy Weigner, Michael Gagnon, Michael Gamage, Leslie Quish, Jeffery Almond, Russell Hervieux, Michael Reilly and Francine Jackson. Below are the Committee's recommendations.

Comprehensive Permit

Walker Lofts	AP 02 Lots 84, 95, 96, 98 & 100	Preliminary Plan Discussion /
- Walker Lofts L.P.	40 Walker Street	Approval

This application is under the 2016 Subdivision Regulations and represents the redevelopment of several mill buildings, formerly comprised of the "Sayles Finishing Plant", into a one hundred and twenty-six (126)-unit apartment complex with associated parking. A total of thirty-two (32) units or 25% of the total unit count will be designated and deed restricted as low and moderate-income units according to RI Housing standards. The complex is proposed to have ninety-eight (98) one (1)-bedroom apartments, twenty-two (22) two (2)-bedroom apartments and six (6) three (3)-bedroom apartments. Seven (7) units will be handicap accessible. There are twenty-five (25) one-bedroom affordable units, six (6) two-bedroom affordable units, and one (1) three-bedroom affordable unit.

The project was submitted as a Comprehensive Permit and has requested seven (7) waivers. The project is in front of the Planning Board at the Preliminary Plan review stage. Due

to the size and complexity of this project, the Town and the applicant agreed to review the project in sections. This Project submission is the last in the project review process.

On **June 15, 2021**, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred and twenty (120) days of certification of completeness or within such further time as may be consented to and obtain a written waiver of the deadline from the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan review must be made by **October 13, 2021**, or within such further time as may be consented and obtain a written waiver of the deadline from the applicant. This review approval has a **one (1) year approval-vesting period**. Please note – past TRC reports noted that the review approval had a two (2) year vesting period. It was brought to the committee’s attention that Comprehensive Permit approvals have one (1) year vesting periods.

The preliminary plan review submission include the following:

- *Preliminary Plan Submission, Walker Lofts, 40 Walker Street, Lincoln RI 02865 Assessor’s Plat 02 Lots 84, 91, 95, 96, 98, and 100, prepared by DiPrete Engineering, revised September 16, 2021.*
- *Boundary/Topographic Survey Submission, Walker Lofts, 40 Walker Street, Lincoln RI 02865 Assessor’s Plat 02 Lots 84, 91, 95, 96, 98, and 100, prepared by DiPrete Engineering, revised April 26, 2019.*
- *Letter regarding School-Age Children, prepared by DiPrete Engineering, dated December 10, 2019.*
- *Letter regarding Fire Department Access, prepared by the Salyesville Fire District, dated August 26, 2021.*
- *Fiscal Impact Study; Walker Lofts, prepared for Odin Properties, LLC, prepared by JDL Enterprises, dated January 2020.*
- *Lincoln Water Commission – Walker Availability Letter, regarding Walker Lofts, 40 Walker Street, Lincoln RI 02865 Assessor’s Plat 02 Lots 84, 91, 95, 96, 98, and 100, dated September 10, 2021*
- *Rhode Island Department of Environmental Management, Office of Water Resources, Insignificant Alteration – Permit, Wetlands Application no. 20-0211 and RIPDES No. RIR102112; Walker Lofts, 40 Walker Street, Lincoln RI 02865 Assessor’s Plat 02 Lots 84, 91, 95, 96, 98, and 100, dated July 15, 2021.*
- *Soil Erosion and Sediment Control Plan for Walker Lofts, 40 Walker Street, Lincoln, RI 02865, Assessor’s Plat 02 Lots 84, 91, 95, 96, 98, and 100, dated September 25, 2020, prepared by DiPrete Engineering.*
- *Traffic Impact Analysis for the Walker Loft Residential Development, Lincoln Rhode Island, prepared by Pare Corporation, dated August 2021.*
- *Stormwater Management Report, Walker Lofts, Located in Lincoln RI, Applicant: Walker Lofts LP, dated September 25, 2020 and revised on August 26, 2021, prepared by DiPrete Engineering.*
- *Narragansett Bay Commission letter regarding Stormwater Management Plan SC210010, Mill Redevelopment, 40 Walker Street, Lincoln, RI, dated February 17, 2021.*
- *Narragansett Bay Commission – Indirect Sewer Connection Permit SC210009, Mill Redevelopment, 40 Walker Street, Lincoln, RI, dated February 17, 2021.*

- *Affordable Housing Distribution Layout, Building A – C, prepared by RL Design, 858 Washington Street, Suite 312, Dedham, MA, prepared for Walker Lofts LP, and dated July 14, 2021.*
- *Exterior Elevations and Floor Plans – Building A-D, prepared by RL Design, 858 Washington Street, Suite 312, Dedham, MA, prepared for Walker Lofts LP, and dated July 14, 2021.*

Site Layout

This application represents the redevelopment of several red brick vacant mill properties primarily located along Walker Street and Moshassuck Road. Several mill buildings that are in significant states of disrepair will be demolished and parking and green space areas will be constructed in their place. The proposed apartment complex will consist of one hundred and twenty-six (126) units with associated parking. The approved Master Plan project contained 128 units. A total 25% of the total unit count will be designated and deed restricted as low and moderate-income units according to RI Housing standards. Seven (7) units will be handicap accessible.

In addition, the Applicant should be aware that mill redevelopment projects often encounter unforeseen conditions. The Applicant must be willing to work with the Town to remedy any unforeseen conditions if needed. As a condition of approval, the Technical Review Committee recommends that a note be placed on the preliminary plans and construction plans stating that the applicant shall notify the Town at the appropriate time during the site work phase of the project if they discover any unidentified public infrastructure and allow the Town to evaluate the functionality and condition of the infrastructure. The applicant will cooperate with the Town to determine if any remedies are needed at that time. The Town will be responsible for any improvements to the public infrastructure if needed.

Parking

Parking areas are proposed in several locations around the buildings slated for renovation. A total of 240 parking spaces are proposed. The Zoning Ordinance requires two parking spaces per housing unit. This requirement would total 252 parking spaces. The applicant requested and received a waiver of twelve (12) parking spaces at the Master Plan review stage.

The proposed apartment complex will have several access points into the buildings. Due to the size and complexity of the project, a detailed parking assignment plan was developed. Walkways located between the buildings will connect the designated parking spaces to each building's entrances.

Zoning

The applicant is seeking a Comprehensive Permit. While the applicant had the ability to submit the application under the Mill Conversion Overlay District (MCOD), the applicant chose to submit the project under a Comprehensive Permit. The Technical Review Committee wants the Planning Board to note that the project was designed to take into consideration all of the requirements of the MCOD. At the Master Plan review stage, the Zoning Official reviewed the project and concluded that it meets the spirit and intent of the Town of Lincoln Zoning Ordinance as a mill conversion project.

Under this Comprehensive Permit, the applicant requested and received seven (7) waivers. The seven (7) waivers are as follows:

1. A waiver to allow multi-family residential use;
2. A waiver from the parking requirement of two spaces per unit. The applicant is proposing 1.9 parking spaces per dwelling unit;
3. A waiver to exceed the impervious coverage maximum of 25% (this waiver is an existing non-conforming condition);
4. A waiver from Zoning Ordinance Sec 260-49(I)(6) which requires that the parking areas be screened from view of adjacent residential uses and public roads;
5. A waiver from Zoning Ordinance Sec. 260-31(B)(2) which requires that the parking spaces approach area be located off street (this waiver is requested for 27 parking spaces located along the southern face of Building 3;
6. A waiver from the 100 foot buffer from adjacent residential use is required;
7. A waiver of the Comprehensive Permit application fee of \$3000.00 (this waiver represents the town's subsidy of the affordable units as required by Rhode Island Housing).

Utilities

Public sewer and water are available to this property. Public sewer is available in Moshassuck Road. The Engineering Department conducted an investigation to determine the condition and capacity of the existing sewer main in Moshassuck Road. This investigation found that there is significant water infiltration in the sewer main. As a condition of approval, the developer will be required to line the sewer main in order to eliminate the existing water infiltration and increase the capacity of the sewer main. The applicant has agreed to this off-site improvement. The applicant received a Letter of Water Availability from the Lincoln Water Commission on September 10, 2021.

Wetlands/Stormwater Runoff

According to the submitted plan set, there are no known wetlands or watercourses within the subject property. An existing millpond is adjacent to project. A number of engineered systems will control Stormwater runoff from the site. The proposed stormwater management systems is made up of several Best Management Practices (BMPs). The Town Engineer conducted a detailed review of the submitted Stormwater Management Plan. All of her concerns have been addressed.

The Rhode Island Department of Environmental Management classified the complex as a redevelopment project. This classification has specific design and review guidelines. On July 15, 2021, Rhode Island Department of Environmental Management, Office of Water Resources, issued an Insignificant Alteration – Permit; Wetlands Application no. 20-0211 and a RIPDES permit No. RIR102112 for the proposed project.

Traffic

The Technical Review Committee expressed concerns about the proposed 27 parking spaces that back onto Moshassuck Road. Currently, the Moshassuck Roadway is not visually or physically defined to motorists. This area looks and feels like a large unmitigated parking area.

The committee expressed concerns on how the complex is going to be physically and visually separated from the public roadway and the private property.

The Town met with the project engineers on site to discuss possible solutions. Based on the existing site conditions and traffic pattern, the project engineers developed a design that slightly relocates and significantly defines the portion of Moshassuck Road that abuts the project. The design widens the entrance from Walker Avenue onto Moshassuck Road. The existing vegetation will be removed to improve vehicular sightlines. An administrative subdivision is needed to accomplish this proposed design. This subdivision was reviewed and approved as part of the improvements made to the 85 Industrial Circle mill complex. The owner's representative was contacted and he indicated that an administrative subdivision would be filed within a week.

The portion of the Moshassuck Road that abuts the project area will be leveled and overlaid with new pavement. Some roadway sections will be completely reconstructed based on onsite observations at the time of paving. This proposed off site improvement will require a Physical Alteration Permit from the Rhode Island Department of Transportation (RIDOT).

The Technical Review Committee expressed concerns about the future safety of vehicular and pedestrian circulation around the complex and on Walker Avenue and Moshassuck Road. The applicant conducted a full traffic study that included future pedestrian circulation within the complex and along the abutting roadways and an analysis of the nearby intersections. The Town Engineer reviewed the submitted study and had a few concerns that the project engineers are addressing. However, no major traffic concerns were identified in the traffic study.

The condition of the existing sidewalk running along Walker Avenue was examined. The existing sidewalk consists of several type of pavement material that is in various conditions. To improve future pedestrian circulation within the complex and along the street, the applicant, as an off-site improvement, will remove and replace the existing sidewalk with a new five-foot wide asphalt sidewalk and a one-foot grass strip. The existing fencing running along Walker Street will be replaced with fencing similar in style and appearance to the existing wrought iron fence that was original to the mill complex.

The Technical Review Committee pointed out that the subdivision regulations call for concrete sidewalks. The TRC also asked that the width of the proposed sidewalk be increased to 6 feet and the one-foot grass strip be eliminated in order to avoid anticipated maintenance concerns. If the applicant prefers to install asphalt sidewalks, they must request a waiver from the Subdivision regulations.

Exterior Building Elevations

The Technical Review Committee reviewed the submitted exterior building elevations. The applicant is proposing to bring the buildings back to their original site configuration. Many building additions will be removed and most original window openings will be reconstructed. Areas of land against a building that were raised with soil will be dug out and the existing windows will be reinstalled. Landscaped courtyards will be developed between the buildings. The TRC reviewed the submission and did not express any concerns at this time.

Affordable Housing Distribution

A Comprehensive Permit application must show that the designated affordable units are integrated throughout the entire project. The applicant submitted floor plans showing the location of the affordable units in Buildings A, B, and C. Building D is a small two unit building

that will not contain an affordable unit. The TRC reviewed the submission and did not express any concerns at this time.

The Technical Review Committee felt that the project submission has addressed a strong majority of their concerns. The TRC feels comfortable with the project proceeding to a Public Hearing in October.

Whipple-Cullen Farm
- Old River Road Development, LLC

AP 29 Lots 150
Old River Road

Project Phasing Update

On June 24, 2020, the Planning Board approved with conditions the Preliminary Plan submission of this project. The approved project consists of 150 condominium units made up of 75 duplexes with one private access roadway off Old River Road and a second private access roadway off George Washington Highway. A total of 38 units will be designated as affordable according to RI Housing regulations.

A phasing plan containing 4 phases was submitted with the approved plan set. The developer is before the Board to discuss in detail his approach to constructing the permanent underground infrastructure, some of which will overlap different phases. Enclosed is a brief summary of the proposed construction schedule.

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

Albert V. Ranaldi, Jr. AICP
Administrative Officer to the Planning Board