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OFFICE OF THE
TOWN PLANNER

June 17, 2021

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

Dear Honorable Members,

On Tuesday, June 15, 2021 at 3:00 PM, the Technical Review Committee met to review the agenda items for the June 23, 2021 meeting of the Planning Board. In attendance were Al Ranaldi, Peggy Weigner, Michael Gagnon, Michael Reilly, Leslie Quish, Anthony DeSisto, Jeffery Almond, and Francine Jackson. Russell Hervieux reviewed the submitted zoning applications and submitted written comments to the Committee. Below are the Committee's recommendations.

Minor Subdivision Review

a. Louisquisset Pike Subdivision	AP 43 Lot 34	Preliminary Plan Discussion /
- North End Realty LLC	Louisquisset Pike & Twin River Rd	Approval

This application is under the 2016 Subdivision Regulations and represents the subdivision of one lot into two residential house lots. The applicant is not requesting any subdivision waivers or zoning variances. This project is classified as a minor subdivision and is at the preliminary plan review stage.

On May 18, 2021, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within sixty-five (65) days of certification of completeness or within such further time as may be consented to by 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 **July 22, 2021**, or within such further time as may be consented to by the applicant. A Minor Subdivision approval has a **ninety (90) day vesting period**.

The preliminary plan submission included the following:

- *“Preliminary” Lincoln, RI Minor Subdivision, prepared for North End Realty LLC, Survey of AP 43 Lot 34, Old Louisquisset Pike, Twin River Road, Zone RS-20*, prepared by Marsh & Long Surveying Inc., dated October 10, 2012 and updated on May 3, 2021.
- Letter from The Narragansett Bay Commission regarding Plat 43, Lot 34 (Proposed Lots 1 & 2), Twin River Road and Old Louisquisset Pike, Lincoln, RI, Proposed Two Lot Subdivision, dated June 4, 2021.
- Letter from Lincoln Water Commission, dated March 27, 2021, to Stephen T. Long, Marsh & Long Surveying Inc., 450 George Washington Highway, Smithfield, RI, regarding AP 43 Lot 34 – Old Louisquisset Pike.
- Letter from Level Design Group dated June 11, 2021, to North End Realty, LLC, c/o John Shekarchi, Esq., 132 Old River Road, Lincoln, RI, regarding Minor Subdivision – Preliminary Plan Submission, AP 43 Lot 34, Old Louisquisset Pike, Lincoln.

Site Layout

The Technical Review Committee reviewed the project submission. The original lot is 0.96 acres or 41,823 square feet and is located at the corner of Old Louisquisset Pike and Twin River Road. The original lot is in the RS-20 zoning districts. All proposed lots will meet the zoning district lot size requirement.

The original lot (Parcel Lot 1 fronting Old Louisquisset Pike) will be reduced to 20,049 square feet. The proposed subdivided lot (Parcel Lot 2 fronting Twin River Road) will be a total of 21,774 square feet. No wetlands are indicated on the submitted plans.

The original house remains on the property. This structure must be razed in accordance with building code specifications before Final Plan can be recorded. The Technical Review Committee recommends as a condition of Final Plan approval that the existing house be razed according to the building permit process.

Granite curbing presently exists along the intersection (corner) of Old Louisquisset Pike and Twin River Road. However, granite curbing does not extend the full length of the subject property’s frontage. The Technical Review Committee recommends that granite curbing be installed along the entire frontage of the property. Both roadways are state owned. Therefore, the curbing installation must be reviewed and approved by Rhode Island Department of Transportation through a Physical Alteration Permit process. The TRC recommends as a condition of Final Plan approval that granite curbing be installed along the entire frontage of the property.

During the May 26, 2021, the Board questioned the installation of new sidewalks along the property frontage. A waiver from requiring sidewalks was requested by the applicant. The applicant submitted an analysis of the existing conditions and the possibility of installing sidewalks along the property frontage. The Town Engineer contacted the RIDOT via email. Both the applicant’s analysis and the Town Engineer’s email exchange are provided to the Board for further discussion.

At the building permit stage, erosion control plans for each lot will be required. The plans must show perimeter controls, construction entrances, and silt sacks in adjacent catch basins. The proposed stormwater management systems for the new roofs and driveways must be submitted,

reviewed and approved at the building permit stage of each new house. A site plan showing the proposed topography surrounding the new houses will be required at the building permit stage.

Zoning Requirements

The original lot is in the RS-20 zoning districts. All proposed lots will meet the zoning district lot size requirement. As a condition of Final Plan approval, a note must be placed on the record plan stating that, "The setbacks shown are for reference only. Actual setbacks will be determined at time of construction."

Utilities

Public sewer and water are available and located within Old Louisquisset Pike and Twin River Road. The new proposed houses will be connected to these public utility systems. Public sewer is available from the Narragansett Bay Commission not the town. As a condition of Final Plan approval, a letter of sewer availability from the Narragansett Bay Commission is required. The existing house was not connected to the public sewer system and not assessed a connection fee. Therefore, proposed Lot 1 and Lot 2 will each be assessed from the town a \$950 Sewer Assessment Fee. The fee must be paid as a condition of Final Plan approval. Public water is provided by the town. As a condition of Final Plan approval, a letter of water availability from the Lincoln Water Commission is required.

Barring the final determination from the Board regarding the granting of a sidewalk waiver and based on the project submission, the Technical Review Committee feels that the application successfully addresses the requirements set out in the Town's Land Development and Subdivision Regulations. The Technical Review Committee recommends **Preliminary Plan Approval**.

Below are the proposed conditions of **Final Plan** approval:

1. The existing house be razed according to the building permit process.
2. Granite curbing be installed along the entire frontage of the property.
3. Granite curbing installation must be reviewed and approved by Rhode Island Department of Transportation through a Physical Alteration Permit process.
4. A note must be placed on the record plan stating that, "The setbacks shown are for reference only."
5. A letter of sewer availability from the Narragansett Bay Commission is required.
6. A letter of water availability from the Lincoln Water Commission is required.
7. Proposed Lot 1 and Lot 2 will each be assessed from the town a \$950 Sewer Assessment Fee. The fee must be paid as a condition of Final Plan approval.

According to the Subdivision Regulations, the Final Plan must be recorded within the ninety (90) day vesting period. The Technical Review Committee expressed concerns about the ability of the applicant to complete the above noted conditions of approval. The TRC recommends that the applicant request a Final Plan approval extension of one year.

The following items will be required at the building permit stage: erosion control plans for each lot, the plans must show perimeter controls, construction entrances, and silt sacks in adjacent catch basins, the proposed stormwater management systems for the new roofs and driveways

must be submitted, reviewed and approved for each new house, and a site plan showing the proposed topography surrounding the new houses.

The Technical Review Committee recommends that the Final Plan Approval with conditions be delegated to the Administrative Officer.

Major Subdivision Review

Kirkbrae Ledges – Phase 11
- Kirkbrae Ledges, LLC

AP 32 Lot 45
Lancers Lane & Hemlock Road

Bond Review / Approval

This major subdivision project is under the 2005 Subdivision Regulations and represents the subdivision of one lot into 10 single-family residential lots and one undeveloped lot to be deeded as permanent open space. The ten house lots are proposed to be developed off of an extension of Lancers Lane. This street extension will have two new cul-de-sacs.

Construction was overseen by the Town Engineer (Leslie Quish) and the Public Works Director (Michael Gagnon). Multiple site inspections were conducted throughout the construction. The applicant installed the majority of the public improvements according to the approved plans. Some elements of the project were purposely not installed in order to accommodate future home construction. The Town Engineer identified outstanding items of work and determine a bond amount to complete the public improvements at the appropriate time.

A guarantee bond amount of \$171,523 was calculated and includes the following outstanding items of work: bituminous surface course, detention basin and fall protection fencing, street lights, and granite bounds – See attached worksheet. This bond would be in the form of cash. The TRC reviewed the submitted bond information and recommends **approval** of this request.

Major Land Development Review

Cumberland Farms
- Kirkbrae Development Corp

AP 31 Lots 08, 09, & 10
George Washington Highway

Master Plan Discussion /
Approval

This application is under the 2016 Subdivision Regulations and represents the combination of three (3) wooded lots into one commercial lot containing one convenience store, five gas dispensers, one quick serve restaurant with drive-thru and associated parking and stormwater management systems. The project is in front of the Planning Board at the Master Plan Review stage.

On **June 15, 2021**, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within ninety days (90) 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 master plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the master plan review must be made by **September 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 **two (2) year approval-vesting period**.

The master plan submission included the following:

- *Site Plan Set for Cumberland Farms, Oracle #RI8815, 644, 646, 648 George Washington Highway (Route 116), Lincoln RI 02865, prepared by Civil Design Group, dated May 12, 2021.*

Site Layout

The project represents the combination of three (3) wooded lots into one commercial lot containing one convenience store, five gas dispensers, one quick serve restaurant with drive-thru and associated parking and stormwater management systems. The project is located at the corner of George Washington Highway and Blackstone Valley Place. The buildings will face George Washington Highway. There is a proposed access point on George Washington Highway and one access point on Blackstone Valley Place. The submitted plans exceed Master Plan requirements.

The Technical Review Committee noted that the plans were not clear as to if the three existing lots will be merged. Due to the combination of two different uses and the nature of these proposed uses, the TRC would like the proposed layout and circulation reviewed by the fire department at this stage. A letter of acknowledgement by the fire department that their concerns have been addressed or no concerns exist will be required.

An abutter to the project expressed concerns about the proposed location of the underground gas storage tanks. The tanks are proposed to be located at the lower southeastern corner of the site. The abutter is concerned about future tank failure and the possibility that the gas would travel underground onto his property. The Technical Review Committee asked the applicant if they could explore relocating the underground tanks to a more central location on the site. The applicant agreed to explore relocating the tank system.

The Technical Review Committee noted several conditions of approval that they would like to bring to the applicant's attention. All permits are required at the preliminary plan stage. This includes, but is not limited to, the following: Physical Alteration Permit from RIDOT, approval from the Narragansett Bay Commission, approval from RIDEM's Underground Storage Tank (UST) program, and approval from RIDEM's RIPDES/UIC/Stormwater programs. As a condition of final plan approval, all site construction shall be inspected and certified to be constructed in accordance with the plans by a licensed civil engineer. This certification shall be provided to the Town upon completion of the site work.

Zoning

The property is zoned BL-0.5 (Business Limited). The proposed project will require a Special Use Permit for the gas station use and increased signage. Conditional Master Plan approval will be required before the project can advance to the Zoning Board. The Technical Review Committee would like to see a table showing conformance to all zoning requirements (setbacks, height, etc.).

Utilities

Public sewer and water are located within the surrounding public rights-of-way. The applicant must provide water and sewer availability letters at Master Plan stage. The TRC would like to note that the sewer main in George Washington Highway is a Narragansett Bay Commission sewer main. Therefore, a sewer availability letter would have to be obtained from the Narragansett Bay Commission. Public water is provided by the Lincoln Water Commission.

Wetlands/Stormwater Runoff

The proposed site layout indicates several stormwater management areas and systems. The Town Engineer reviewed these stormwater management areas and systems at a Master Plan level and did not note any major engineering concerns. A detailed analysis will be conducted at the Preliminary Plan stage.

Parking

The parking for the two proposed buildings and their stated uses meet the Town's parking requirements as set out in the Town's Zoning Ordinance. However, the Technical Review Committee noted concerns with the proposed loading zones. The Technical Review Committee noted that the loading zone for Cumberland Farms blocks access to three parking spaces and the loading zone for the restaurant blocks access to 14 parking spaces as well as the exit aisle for 11 more parking spaces. This proposed layout must be reviewed with Zoning Official to determine if acceptable.

Traffic

The proposed project will add two access points within close proximity to a major intersection – George Washington Highway and Blackstone Valley Place. The TRC expressed concerns about traffic congestion at the intersection. The TRC asked the applicant to provide traffic analysis at preliminary plan stage. The Town prefers the driveway access on Blackstone Valley Place be located as far north as possible to avoid conflicts with queued traffic. This concern should be analyzed in the overall Traffic Analysis. The Traffic Analysis needs to also provide support for the proposed queue length at the Proposed Quick Service Restaurant.

Based on the Master Plan submission and review, the Technical Review Committee feels that the applicant has successfully addressed the technical requirements of the subdivision regulations for a Master Plan review stage. The Technical Review Committee recommends that the application proceed to a Public Informational meeting next month.

Comprehensive Permit

Walker Lofts
- Walker Lofts L.P.

AP 02 Lots 84, 95, 96, 98 & 100
40 Walker Street

Preliminary Plan Discussion /
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-eight (128) 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-nine (99) one (1) bedroom apartments, twenty-two (22) two (2) bedroom apartments and seven (7) three (3) bedroom apartments. Seven (7) units will be handicap accessible. 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. PLEASE NOTE: Due to the size and complexity of this project, the Town and the applicant agreed to review the project in sections. The review below is of the proposed parking layout and stormwater management systems.

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 **two (2) year approval vesting period**.

This initial 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, dated May 13, 2021.*
- *Stormwater Management Report, Walker Lofts, Located in Lincoln RI, Applicant: Walker Lofts LP, dated September 25, 2020 and revised on April 07, 2021, prepared by DiPrete Engineering.*
- *Narragansett Bay Commission – Sewer Connection Permit, Permit Number SC210009, dated February 17, 2021.*
- *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.*

Site Layout

This application represents the redevelopment of several red brick vacant mill properties primarily located along Walker Street. Several mill buildings that are in significant states of disrepair will be demolished and parking and green space areas will be constructed. The proposed apartment complex will consist of a total 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.

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 2 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, the applicant will provide a detailed description on where future residents will park and how they will access their units. 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.

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: a waiver to allow multi-family residential use; a waiver from the parking requirement of 2 spaces per unit. The applicant is proposing 1.9 parking spaces per dwelling unit; a waiver to exceed the impervious coverage maximum of 25% (this waiver is an existing non-conforming condition); 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; 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 22 parking spaces located along the southern face of Building 3; a waiver from the 100 foot buffer from adjacent residential use is required; a waiver of the Comprehensive Permit application fee of \$3000.00 (this waiver, if approved, will represent the town's subsidy of the affordable units as required by Rhode Island Housing).

Due to the size and complexity of this project, the Technical Review Committee wants the Planning Board to be aware that the number and type of waivers may change based on further development of the project. The Administrative Officer will work with the applicant to develop a final list of requested waivers for the next stage of review.

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. 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 has been working with the Lincoln Water Commission to determine how the complex will be serviced by public water.

Wetlands/Stormwater Runoff

According to the submitted plan set, there are no known wetlands or water courses within or immediately adjacent to the subject property. Stormwater runoff from the site will be controlled by a number of engineered systems. The Rhode Island Department of Environmental Management classified the complex as a redevelopment project. This classification has specific design and review guidelines.

The proposed stormwater management systems is make up of several Best Management Practices (BMPs). The Town Engineer reviewed the proposed design and had initial minor concerns at this stage. A detailed review of the submitted Stormwater Management Plan will be conducted for next month's meeting.

Traffic

The Technical Review Committee expressed concerns about the proposed 22 parking spaces that back onto Moshassuck Road. Currently, the Moshassuck Roadway extends over the public rights-of-way. 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 committee discussed several design options that the applicant will review.

The Technical Review Committee expressed concerns about how the future safety of vehicular and pedestrian circulation around the complex and on Walker Avenue. The committee recommended that a full traffic study be conducted and this study shall include future pedestrian circulation within the complex and along Walker Avenue. The study must also determine if intersection improvements are required at the intersections of Moshassuck Road and Walker Street, Walker Street and Smithfield Ave, or any other surrounding intersections? Review of the existing pavement and sidewalks still needs to occur.

The Technical Review Committee felt that the project is proceeding in a positive direction and looks forward to reviewing additional elements. The TRC identified the following items that need to be addressed. The items are as follows:

1. Approvals from RIDEM, NBC, and RIDOT are required at preliminary plan stage.
2. Have environmental investigations been conducted to determine if remediation activities are required?
3. The following additional waivers are required:
 - a. Zoning Ordinance §260-31.B(2) requires that the parking space approach area be located off-street. This is not provided for the 22 parking spaces along the southern face of Building 3. A waiver is required.
 - b. Zoning Ordinance §260-49.I(6) requires that the parking areas be screened from view of adjacent residential uses and public roads. Will this be proposed or will a waiver be required?
4. Have the documents required by §260-49.F been provided?
5. Provide updated water availability letter based on proposed demand.
6. Provide status of access agreements/property transfers/easements between the proposed development and parcel 02-086 (Western Oil).
7. Provide approval from the Saylesville Fire Department.
8. Provide a plan showing existing utilities compared to proposed conditions as the current plans make it difficult to review. There appears to be a water line running through the parking area where Stormwater Infiltration System A is located. Will this remain? Will the existing “seepage pit” southwest of AP 2 Lot 51 be removed? What other existing utilities conflict with proposed improvements? Existing utilities need to be thoroughly investigated and identified for removal or protection within the subject site as well as Moshassuck Road.
9. Provide a demolition plan.

Zoning Applications (*) – July Zoning Applications

Continued from June 2021 Meeting – No new information submitted.

The Lodge Pub & Eatery, 40 Breakneck Hill Road, Lincoln, RI – Application for Dimensional Variance located at 40 Breakneck Hill Road, Lincoln, RI.
AP 25, Lot 44 Zoned: RA-40

Members of the Technical Review Committee reviewed the submitted plans and application seeking a Dimensional Variance seeking front setback relief for the construction of a deck on a commercial business. This application is actually a remodel and slight enlargement of an existing deck for a restaurant. The Technical Review Committee recommends **Approval** of this Dimensional Variance. The Technical Review Committee feels that the application presents the least relief needed. The Technical Review Committee feels that granting the dimensional variances will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Nicole and Andrew Van Clove, 700 Great Rd Lincoln, RI – Application for Use Variance seeking modification of use variance granted in 1989 that does not allow any additional kitchens within the dwelling for property located at 700 Great Rd Lincoln, RI.
AP 20, Lot 003 Zoned: RS-20

Members of the Technical Review Committee reviewed the submitted plans and application seeking a Use Variance seeking modification of use variance granted in 1989 that does not allow any additional kitchens within the dwelling for property located at 700 Great Rd Lincoln, RI. The Technical Review Committee recommends **Denial** of this Use Variance. Based on the application and further clarified within the Zoning Official's report, the applicant did not receive a use variance but was allowed to add two bedrooms and a bathroom within their existing single family dwelling to accommodate domestic help. An additional kitchen was not requested in order to avoid a use variance. Approving a use variance would change the dwelling unit from a single-family unit to a two family dwelling unit. Multi-family dwelling units are not permitted in the RS-20 zoning district.

Robert S. Jensen and Denise R. Jensen, 9 Old Jenckes Hill Rd, Lincoln, RI - Application for a Dimensional Variance seeking lot width and parking relief to convert three family residential into a four family residential on property located at 61 Spring Street, Manville, RI 02838.
AP 37, Lot 125 Zoned: RG-7

Members of the Technical Review Committee reviewed the submitted plans and application seeking a Dimensional Variance seeking lot width and parking relief to convert three family residential into a four family residential on property located at 61 Spring Street, Manville, RI 02838. According to the applicant's attorney, the building was originally a four unit mixed-use unit - three family dwelling units with a bar establishment on the ground level. The building was converted to four residential dwelling units. No documentation was found in the property's building file. The applicant is seeking a Dimensional Variance seeking lot width and parking relief in order to legalize the current configuration of the building. The Technical Review Committee recommends **Approval** of this Dimensional Variance seeking lot width and parking relief. The Technical Review Committee feels that the application presents the least relief

needed. The Technical Review Committee feels that granting the dimensional variances will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Robert S. Jensen and Denise R. Jensen, 9 Old Jenckes Hill Rd, Lincoln, RI - Application for a Special Use Permit seeking to convert three family residential into a four family residential on property located at 61 Spring Street, Manville, RI 02838.
AP 37, Lot 125 Zoned: RG-7

Members of the Technical Review Committee reviewed the submitted plans and application seeking a Special Use Permit seeking to convert three family residential into a four family residential on property located at 61 Spring Street, Manville, RI 02838. According to the applicant's attorney, the building was originally a four unit mixed-use unit - three family dwelling units with a bar establishment on the ground level. The building was converted to four residential dwelling units. No documentation was found in the property's building file. The applicant is seeking a Special Use Permit seeking to convert three family residential into a four family residence. The Technical Review Committee recommends **Approval** of this Dimensional Variance seeking a Special Use Permit. The Technical Review Committee feels that granting the dimensional variances will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

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