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OFFICE OF THE
TOWN PLANNER

March 18, 2021

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

Dear Honorable Members,

On Tuesday, March 16, 2021 at 3:00 PM, the Technical Review Committee met to review the agenda items for the March 24, 2021 meeting of the Planning Board. In attendance were Al Ranaldi, Peggy Weigner, Leslie Quish, Jeffery Almond, Michael Reilly, Anthony DeSisto, Michael Gamage, Russell Hervieux, and Francine Jackson. Below are the Committee's recommendations.

Major Land Development Review

- | | | | |
|-----------|----------------------------|--------------------|---------------------------------------|
| a. | 27 Wellington Rd Expansion | AP 28 Lot 134 | Public Hearing – 7:00 PM |
| | - 27 Wellington LLC | 27 Wellington Road | Preliminary Plan Discussion /Approval |

This application is under the 2016 Subdivision Regulations and represents the addition of two additional commercial buildings, associated employee parking and stormwater management systems to an existing commercial parcel that currently contains one commercial building and associated employee parking. The project is in front of the Planning Board for a Public Hearing at the Preliminary Plan Review stage.

On **February 16, 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 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 **May 17, 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 preliminary plan submission included the following:

- *Preliminary Plan Submission for 27 Wellington Road, AP 28, Lot 134, 27 Wellington Road, Lincoln, RI*, prepared by Millstone Engineering, dated December 2020, revised March 15, 2021.
- *27 Wellington Road, AP 28, Lot 134, 27 Wellington Road, Lincoln, RI, Sewer Force Main Analysis*, prepared by Millstone Engineering, dated February 2021.
- *27 Wellington Road, AP 28, Lot 134, 27 Wellington Road, Lincoln, RI, Project Narrative and Drainage Analysis*, prepared by Millstone Engineering, revised March 15, 2021.
- *Response to Comments Letter, Proposed Major Land Development, AP 28 Lot 134 [sic], 27 Wellington Road, Lincoln, RI, Project File 19.15.541* prepared by Millstone Engineering, dated February 11, 2021.
- *Response to Comments Letter, Proposed Major Land Development, AP 28 Lot 134 [sic], 27 Wellington Road, Lincoln, RI, Project File 19.15.541* prepared by Millstone Engineering, dated March 15, 2021.
- *Letter regarding Exterior Site Lighting – Preliminary Plan Submission, AP 28 Lot 134 [sic], 27 Wellington Road, Lincoln, RI, Project File 19.15.541* prepared by Millstone Engineering, dated March 16, 2021.
- *Landscaping Plan Submission, Sheet L-1 – L-2, for 27 Wellington Road, AP 28, Lot 134, 27 Wellington Road, Lincoln, RI*, prepared by Kevin M. Alverson, dated December 2020, revised March 17, 2021.

Site Layout

The project area consists of one lot with a total area of 5.403 acres. Currently, the site contains one commercial building and associated parking. A wetlands complex is located to the rear of the property. The application before the Board is to add two additional commercial buildings, associated employee parking and stormwater management systems to the parcel. Significant grading will be required and several tall retaining walls are proposed. The proposed buildings will be constructed in two (2) phases. The submitted plan set contains a phasing site plan successfully showing how the site grading will be developed between phases. During the Master Plan review stage, the applicant provided a Phase 1 Environmental Report which showed that there is no reason to suspect any contamination of the site.

The Technical Review Committee reviewed the submission and requested that the proposed layout and circulation be reviewed and approved by the fire department. The Applicant's Engineer has submitted the site plans to the fire department. The subject property is located within close proximity to the North Central Airport. The TRC requested the applicant to have the FAA review the project for compliance with their regulations, if any. The FAA review is pending. All technical concerns of the Town Engineer have been successfully addressed by the applicant.

Zoning

The property is zoned MG-0.5 (Manufacturing General). The proposed additions are permitted by right and are conceptually designed in compliance with the Town's Zoning Ordinance. The proposed project will not require any zoning relief.

Utilities

The proposed project will require the existing public water and sewer services to be extended to the two new buildings. Sewer is available for the proposed development. On April 22, 2020, the Lincoln Water Commission issued a letter of water availability. This letter of water availability is only valid for one year from the date issued.

Wetlands/Stormwater Runoff

The proposed site layout indicates several stormwater management areas. The Town Engineer conducted an in-depth review of the submitted design. All concerns have been addressed. A RIPDES/Stormwater Construction Permit from RIDEM will be required as a condition of Preliminary Plan approval.

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.

Traffic

The proposed project will increase the number of employees at the site. The site is located within an industrial park. The commercial use will have little to no impact on the existing roadways.

Based on the Preliminary Plan submission and review, the Technical Review Committee feels that the applicant has successfully addressed the technical requirements of the subdivision regulations for a Preliminary Plan review stage. Barring any unforeseen concerns brought out at the Public Hearing, the Technical Review Committee recommends **Preliminary Plan Approval with Conditions**. The conditions of approval are as follows:

1. The Applicant shall receive a RIPDES/Stormwater Construction Permit from RIDEM.
2. The proposed layout and circulation must be reviewed and approved by the fire department.
3. As a condition of building permit approval, the retaining walls shall be designed and stamped by a Rhode Island registered civil engineer and provided to the Building Department for approval prior to constructing.
4. 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.

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

Zoning Applications (*) – April Zoning Applications

David R. & Kylie M. Bouley, 41 Maple Avenue, Lincoln, RI – Application for Dimensional Variance seeking side and rear relief for a bedroom addition on property located at 41 Maple Avenue, Lincoln, RI.

AP 45, Lot 103

Zoned: RA-40

Members of the Technical Review Committee reviewed the submitted plans and application seeking side and rear relief for a bedroom addition on property located at 41 Maple Avenue, Lincoln, RI. The proposed addition will be located in the rear of the property. The Technical Review Committee recommends **Approval** of these Dimensional Variances. The applicant submitted several explains as to why the proposed addition needs to be placed in the location shown in the application. 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.

Jeffrey Castle, 689 Putnam Pike, Glocester, RI – Application for Dimensional Variance seeking front setback relief for the construction of a new house on property located at Twin River Road, Lincoln, RI.
AP 45, Lot 356 Zoned: RA-40

Members of the Technical Review Committee reviewed the submitted plans and application for a Dimensional Variance seeking front setback relief for the construction of a new house on property located at Twin River Road, Lincoln, RI. According to the submitted site plan, the parcel contains a large wetlands complex. The applicant has not applied to the Rhode Island Department of Environmental Management to determine the extent of the non-jurisdictional land (buildable land) if any. The location of a new house will be dictated by the RIDEM during the permitting process. The Technical Review Committee recommends that the applicant go through the RIDEM permitting process before they seek local zoning relief if needed.

Lincoln Mobile Estates, 27 Woodward Road, Unit #41, Lincoln, RI – Application for Use Variance to convert existing single family home into a multi-family home which exists within a mobile home park located at 27 Woodward Road, Lincoln, RI.
AP 42, Lot 2 Zoned: RA-40

Members of the Technical Review Committee reviewed the submitted plans and application for a Use Variance to convert existing single family home into a multi-family home which exists within a mobile home park located at 27 Woodward Road, Lincoln, RI. The Technical Review Committee recommends **Denial** of this Use Variance. The application currently has two existing uses on the property. Therefore, they cannot meet the standards of a Use Variance. The Technical Review Committee feels that the application does not presents the least relief needed. The Technical Review Committee feels that granting a Use Variances will impair the intent or purpose of the Zoning Ordinance and the Comprehensive Plan.

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

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