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OFFICE OF THE
TOWN PLANNER

March 18, 2022

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

Dear Honorable Members,

On Tuesday, March 15, 2022 at 3:00 PM, the Technical Review Committee met to review the agenda items for the March 23, 2022 meeting of the Planning Board. In attendance were Al Ranaldi, Michael Gagnon, Leslie Quish, Russell Hervieux, Peggy Weigner, Michael Reilly, Michael Gamage, Francine Jackson, Lew Prescott (LWC), and Robert Anderson (LWC). Below are the Committee's recommendations.

PLEASE NOTE: The purpose of this report is to provide technical comments and recommendations on the projects listed below based on the Town of Lincoln's Zoning Ordinance and Land Development and Subdivision regulations. The comments expressed in this report shall not be interpreted as an approval or denial of any of the projects listed below.

Comprehensive Permit Review

Cobble Hill Subdivision
- Lonsdale Land Management LLC

AP 15 Lots 67 and 84
Cobble Hill Road

Public Hearing – 7:00 PM
Preliminary Plan Review

On **January 18, 2022**, the project received a Certificate of Completeness. This application is under the 2016 Subdivision Regulations and has been submitted as a Comprehensive Permit. According to our Subdivision Regulations, the Planning Board shall, within one hundred and twenty days (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 **May 18, 2022**, 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**. The application is in front of the Planning Board as a Preliminary Plan Review – Public Hearing.

The preliminary plan submission included the following:

- *Lincoln, RI, Minor Subdivision prepared for Lonsdale Land Management LLC and Stephen A & Maureen F. Smith, Survey of AP 15 Lot 84 and AP 15 Lot 67, Cobble Hill Road, Reservoir Avenue, Zone RS-12 / Zone RL-9*, dated January 27, 2021 and revised up to February 25, 2022, prepared by Marsh & Long Surveying, Inc.
- Report – *Comprehensive Permit Application, Two-Lot Minor and Administrative Subdivision, 298 Reservoir Avenue and 0 Cobble Hill Road, Assessor' Plat 15 Lot(s) 67 and 84*, prepared for Lonsdale Land Management, Inc., prepared by Pimentel Consulting, Inc., dated January 6, 2022.
- Letter of Eligibility: *Cobble Hill Road Subdivision, Cobble Hill Road/Reservoir Ave, Lincoln, RI, Plat-15, Lot 67*, prepared for Mr. Joseph Kishfy, Lonsdale Land Management, LLC, 1740 Lonsdale Ave, Lincoln, RI 02865, prepared by RI Housing, dated October 13, 2021.
- Letter – Narrative, RE Cobble Hill Road, Plat 15, Lots 67 & 84, prepared by John Shekarchi, Esquire #5105
- Report – Freshwater Wetland Delineation, AP 15, Lot 67: Cobble Hill Road, Lincoln, RI, prepared by Natural Resource Services, Inc. date January 20, 2020.
- Email – Comprehensive permit for Cobble Hill Road/Lonsdale Management, LLC application

Site Layout

The Comprehensive Permit represents the subdivision of Lot 67 into two residential lots, and adding 36,640 SF of land to existing Lot 84. Lot 84 contains an existing dwelling unit. An accessory use located on the 36,640 SF piece of land will be added to this property. Lot 84 will increase in size from 1.28 Acres to approximately 2.1 acres. This lot is accessed from Reservoir Avenue.

Lot 67, which currently contains a pre-existing non-conforming use on it with no primary residential use, will be reduced from 2.75 acres to approximately 1.92 acres. The pre-existing non-conforming use will be eliminated when this portion of the parcel is added to Lot 84. Lot 67 will be subdivided into two residential lots. Record lot 1 will be 37,176 SF and record lot 2 will be 46,281 SF. Each proposed lot will be accessed from Cobble Hill Road.

Vehicular access to the pre-existing non-conforming building will continue to utilize the existing dirt right-of-way. This right-of-way also provides access to Lot 66. An easement is required in order to formalize this existing right-of-way. The existing electrical service is shown to be going through one of the proposed houses. The updated site plan shows a proposed route and corresponding easement for the relocated electrical service.

Zoning

Lot 84 (Reservoir Avenue) is split zoned by two zoning districts. The existing house is located in the RS-12 (Residential Single Family) zone. The existing dwelling unit meets the requirements of the zoning district. Lot 67 (Cobble Hill Road) is entirely located in the RS-12 zone. The two proposed lots each require lot width waivers and lot depth waivers. The required lot width is 100'. Record lot 1 is proposing 91.4' and record lot 2 is proposing 92.5'. All three of the proposed reconfigured lots will exceed the required average lot depth to average lot width ratio of 2:5 to 1 as required in the Subdivision Regulations.

Utilities

Record lot 1 and 2 proposed for Lot 84 will both be serviced by public water and sewer. A water availability letter from the Lincoln Water Commission is required. At the Technical Review Committee meeting, the Lincoln Water Superintendent indicated that a letter of water availability for the two proposed lots is forthcoming. However, while he was researching the area he noted that there is a private water service generally running along the existing dirt roadway. No easement is on record. The Lincoln Water Commissioner indicated that the water line is located very close to the proposed house. Depending on the location of the new house, this water line may have to be moved. LWC will require the applicant to add the existing private water line to the site plan and the individual house site plan and place an easement on it. The requirement to show the existing water line on the site plan and an easement be placed on it as a condition of preliminary plan approval.

Cobble Hill Road was just paved in 2021. If approved, when all utility connections are completed, the final pavement repair shall be curb to curb and span the length of all utility connections for both lots. This requirement must be shown on all future plans sets. Narragansett Bay Commission sewer permits are required at the building permit stage. A sewer assessment fee of \$950.00 per new lot must be paid before Final Plan is recorded.

Wetlands/Stormwater Runoff

According to the submitted site plan, wetlands are located on lot 84. A wetlands report was submitted that confirmed the existing wetlands boundary. The proposed dwelling footprints are located outside of the wetlands buffer areas. At the building permit review stage for each new house, the proposed dwelling footprint, soil and erosion controls and their separate stormwater management systems will be reviewed. Stormwater management systems are required for roof and driveway runoff in accordance with the *State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development*.

Affordable Housing

According to the application submission, one of the two proposed single-family residential homes will be designated and deed restricted according to the rules and regulations administrated by RI Housing. Each house will contain four bedrooms. The affordable house lot will be sold to a household earning a maximum of 120% of the area median income (AMI). The Technical Review Committee discussed the affordable housing aspect of this application. One member of the TRC noted that this Comprehensive Permit will put the town in a neutral position in terms of our affordable housing requirements. This TRC member recommended that the two proposed house lots be designated and deed restricted for 99 years according to the rules and regulations administrated by RI Housing.

The TRC questioned when the affordable unit will be built. According to the Comprehensive Permit regulations, all low and moderate income housing units proposed shall be integrated throughout the development; are compatible in scale and architectural style to the market rate units within the project; and will be built and occupied prior to, or simultaneous with the construction and occupancy of any market rate units. Therefore, the TRC recommends that a note be placed on the final plan stating: “No certificate of occupancy shall be issued on the market rate house unit until the affordable house unit is built and receives a certificate of occupancy.”

Comprehensive Permit Waivers

The submitted Comprehensive Permit application requests six (6) waivers. Two (2) Zoning Ordinance waivers are requested. The waivers are for minimum lot width on the two proposed house lots. The RS-12 zones requires 100 feet of frontage for all new lots. The two proposed house lots do not comply with this requirement and are requesting waivers of 7.47 feet (Record Lot 1) and 8.55 feet (Record Lot 2).

Four (4) waivers are requested from the Subdivision Regulations. All three of the proposed reconfigured lots will exceed the required average lot depth to average lot width ratio of 2:5 to 1. A waiver to not install granite curb and concrete sidewalk is requested.

Consistency with the Comprehensive Plan

The Technical Review Committee discussed the proposed project as it relates to the Consistency with the area and the Comprehensive Plan. The TRC feels that the proposed lots to be accessed from Cobble Hill Road are consistent to the existing residential development along this roadway. Cobble Hill Road is a very old roadway. Originally many large homesteads existed. These homesteads were later subdivided according to the zoning district (if one existed) at the time. Consequently, the roadway is made up by a variety of residential lot sizes. The proposed project is consistent with the historical development of the roadway.

Based on the Preliminary Plan submission and Technical Review Committee review, the Technical Review Committee identified several items that the Planning Board should discuss and possibly take an official vote on. The items are as follows:

1. The submitted Comprehensive Permit application requests six (6) waivers. Two (2) Zoning Ordinance waivers are requested for minimum lot width on the two proposed Record Lots 1 and 2. The RS-12 zones requires 100 feet of frontage for all new lots. The two proposed house lots do not comply with this requirement and are requesting waivers of 7.47 feet (Record Lot 1) and 8.55 feet (Record Lot 2).
2. Four (4) waivers are requested from the Subdivision Regulations. All three of the proposed reconfigured lots will exceed the required average lot depth to average lot width ratio of 2:5 to 1. A waiver to not install granite curb and concrete sidewalk is requested.

This applicant is in front of the Planning Board for a Public Hearing at Preliminary Plan review stage. If the Planning Board approves the above noted waivers, and barring any unforeseen concerns are brought out during the Public Hearing, the Technical Review Committee feels that the applicant has successfully addressed the technical requirements of the subdivision regulations for a Preliminary Plan review stage of a Comprehensive Permit with the following conditions:

1. A water availability letter from the Lincoln Water Commission is required as a condition of preliminary plan approval.
2. The applicant must show the existing private water line on the site plan as a condition of preliminary plan approval.
3. The applicant must show the existing water line on the individual house site plan and place an easement on it as a condition of final plan approval.
4. As a condition of Final Plan approval, an easement is required in order to formalize this existing access right-of-way to the back parcel.
5. The final utility pavement repair shall be curb to curb and span the length of all utility connections for both lots.
6. One of the two proposed single-family residential homes shall be designated and deed restricted for 99 years in accordance to the rules and regulations administrated by RI Housing.
7. In accordance with RIGL § 45-53-4(4)(v)(C), a note be placed on the final plan stating: “No certificate of occupancy shall be issued on the market rate house unit until the affordable house unit is built and receives a certificate of occupancy”

Major Land Development

Wellington Road Development
- Maple Realty, LLC

AP 28 Lot 137
Wellington Road

Master Plan Review

This application is under the 2016 Subdivision Regulations and represents the addition of a 21,450 square foot storage building onto the existing building. Existing parking will be relocated within the parcel. A conceptual stormwater drainage swale is proposed along the side of the addition. No waivers of the Subdivision Regulations are requested. The project is in front of the Planning Board for a Master Plan Review stage.

On **March 15, 2022**, 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 **June 13, 2022**, 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:

- *Proposed Addition Plan, “Maple Realty, LLC”, 1 Wellington Rd, Lincoln, RI, Assessor’s Plat 28 Lot 137, prepared by Insite Engineering Services dated February 8, 2022.*
- *GEM Mechanical Services Proposed Expansion, 1 Wellington Rd, Lincoln, RI 02865, prepared by Bisbane + Associates, Inc., dated February 18, 2022.*

Site Layout

This project represents adding a 21,450 square foot storage addition onto the existing building. All existing parking spaces located where the proposed addition is to be built will be

relocated within the parcel. A conceptual stormwater drainage swale is proposed along the northeastern side of the addition.

The existing facility and proposed project is located within an existing Manufacturing Park. The Technical Review Committee noted that all finalized plans submitted to the Town must be stamped by the appropriate professionals. The TRC would like to see a parking summary table of the existing vs. proposed vs. required parking on the plans.

Zoning

The property is zoned MG (Manufacturing General). The property abuts a residential zoning district. According to the Zoning Ordinance, a 100 foot setback is required along the property line that is adjacent to the residential zoning district. As presented, the proposed project meets the requirements of the Zoning Ordinance.

Utilities

Existing facility is served by public sewer and water. Based on the use, the proposed storage addition will only require public water for fire suppression. The applicant is preparing water flow calculations for the Lincoln Water Commission. A water availability letter is required from the Lincoln Water Commission at Master Plan stage.

Wetlands/Stormwater Runoff

Stormwater runoff from the proposed addition will be controlled by an above-ground stormwater drainage swale located along the northeast side of the addition. A Stormwater Management Report for the proposed drainage system is required at the Preliminary Plan review stage. A Stormwater Construction Permit/UIC Permit from RIDEM is required for the proposed drainage system. An Erosion and Sediment Control Plan is required at the building permit review stage.

There are no existing wetlands indicated on the plans. According to the applicant, approximately 60% of the addition's footprint is already impervious. A note must be placed on the site plans stating that, "Based on observation made at the site, no wetlands exist on the parcel".

Based on the Master Plan submission and Technical Review Committee 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.

Zoning Applications (*) – April Zoning Applications

PLEASE NOTE: There are no zoning applications to review for the month of April.

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

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