

LINCOLN PLANNING BOARD

OCTOBER 27, 2004

MINUTES

The regular meeting of the Planning Board was held on Wednesday, October 27, 2004 at the Town Hall, 100 Old River Road, Lincoln, RI.

Chairman Mancini opened the meeting at 7:03 p.m. The following members were present: Diane Hopkins, David Lund, John Mancini, Gregory Mercurio, William Murphy, Gerald Olean and Michael Reilly. Also in attendance were Town Planner Albert Ranaldi, Engineering Aide Ann Marie Ethier, and Town Solicitor Mark Krieger. Margaret Weigner kept the minutes.

Chairman Mancini advised seven members present; have a quorum.

SECRETARY'S REPORT

There was no secretary report for review.

CONSENT AGENDA

Chairman Mancini reminded members to review the zoning

applications and make known any items that they want to be considered separately. Mr. Reilly asked about the country store on Main Street in Manville and Mr. Ranaldi stated that the applicant did not provide any information to the TRC. The Zoning Board had asked the applicant for more information, but the applicant failed to appear at the September Zoning Board meeting.

Mr. Mercurio made a motion to accept the Consent Agenda as recommended by the Technical Review Committee. Mr. Lund seconded motion. Motion passed unanimously.

MAJOR SUBDIVISION REVIEW

a. Angell Road Subdivision AP 44 Lots 12 & 32 Master Plan Discussion/

Angell Road Development Co. Angell & Whipple Roads Approval

Mr. Ranaldi explained that this conventional subdivision received Certificate of Completeness on August 25, 2004, and a decision on Master Plan must be made by December 23, 2004. This is a thirteen lot subdivision, zoned RS 20, and consists of 11.03 acres. This subdivision has been around for a while. The current plan satisfies all of the engineer's requirements. The Town stands behind the plan as submitted. The developer is requesting three waivers – one for

sidewalks, and two for minimum buildable lot standard for lots 1 and 2. The Planning Board has not granted these waivers in the past, but will see more requests in the future due to the limited pristine land available. These lots are unique. The TRC supports granting waivers on these two lots. The Planning Board does not want to set precedence for future applicants - future applicants will have to prove waiver is justified. The Planning Board has jurisdiction to combine levels – the TRC recommends approval of Master Plan and advance to public hearing for Preliminary Plan level.

Chairman Mancini stated that he did research and determined that the Board can combine stages simultaneously. There is no need for a public informational meeting. Phases are for the advantage of the developer – once Master Plan is approved, developer has one year to settle Preliminary Plans. Mr. Reilly noted that Master Plan approval is listed on the agenda. Mr. Mercurio asked why the Board should combine the stages and break from normal procedures. Mr. Ranaldi replied that Master Plan is a concept. The developer brought plans way beyond Master Plan level, showing details required at Preliminary Plan level.

Mr. Olean asked about lot #3. Mr. Ranaldi explained that a waiver was needed on lots #3 and #5, and that the Zoning Board takes into consideration hardships or unique characteristics. Mr. Reilly stated that the hardship was created by the developer and asked why the developer doesn't combine lots #1 and #2. Mr. Ranaldi stated that the

berms are to prevent water runoff onto existing abutting house lots. Chairman Mancini reminded the Board that the number of lots was reduced from 15 to 13. Master Plan approval is never given without a public hearing. Master Plan and Preliminary Plan can be combined and a public hearing can be scheduled. Mr. Mercurio stated that the number of waivers requested needed to be changed from three to five on the next TRC report. Mr. Ranaldi replied that he would amend waivers for next meeting.

Attorney Michael Kelly stated that a public informational meeting is held before Master Plan approval is granted. Plans are at Preliminary Plan level. He asked that Master and Preliminary Plan approval be combined. Lots #1 and #2 need a waiver for 15% slopes after construction and drainage – berms were created to prevent runoff on adjacent property. Without berms, lots would meet minimum buildable lot area. He stated that berms are better than retaining walls and that the berms will solve existing drainage problems and will prevent future problems. Lots #3 and #5 need waivers for 2 ½:1 ratio and a waiver is requested for sidewalks.

Mr. Olean asked about the waivers required for lots #1 and #2, and stated that if lots were combined, no waiver would be needed. Mr. Lund asked about waiver for sidewalks and Mr. Kelly stated that there are no sidewalks in area now. Ms. Wiegand stated that she preferred no sidewalks, as there would be less impervious surface. Mr. Lund asked if there would ever be sidewalks on Angell Road, and Ms.

Wiegand replied that Angell Road would need to be widened. Mr. Lund stated that there is a walking group in the area that has a lot of problems walking in the area. Mr. Olean stated that the detention/retention basins should adequately handle drainage and feels that sidewalks are a life safety issue. Chairman Mancini stated that the Board would not support having no sidewalks.

Linda Layer, an engineer with Commonwealth, stated that the original subdivision was reduced from 15 to 13 lots. She confirmed that lots #1 and #2 are short on buildable lot areas due to berms. If berms were eliminated, the lots would meet the requirements for buildable lot area. The large boulder will be removed at beginning of Whipple Road.

Mr. Mercurio asked if the sidewalk waiver is not granted, would basins provide adequate capacity, and Ms. Layer replied that she is 95% sure that the basins are adequate.

Chairman Mancini stated that the Board has a certain amount of discretion to determine if waivers are significant. From what he sees, the waivers are too insignificant to give up a lot.

Mr. Lund asked if there was a broken wall on the Angell Road side. He is concerned that with the 45 new homes being built within ½ mile radius, Angell Road will need to be widened. Mr. Kelly stated that there will be nice walls built into the entrances of development with

sidewalks on one side. Mr. Reilly stated that sidewalks on one side would be fine, but Mr. Murphy was concerned that sidewalks on one side would create a problem in the future.

Mr. Kelly asked if a waiver was needed for berms and Mr. Krieger responded that the subdivision is in conformance, and due to the berms, a waiver is needed. Mr. Krieger went on to commend Mr. Ranaldi and Ms. Wiegand and the developer, Mr. McNulty, for their cooperation and willingness to work together. This is a win/win situation for everyone and urges the Board to pass this project. The developer will forgo the Comprehensive Permit on this property.

Chairman Mancini stated that in summary, sidewalks on one side are agreeable. If plan meets requirements for Preliminary level, at the next meeting a public hearing will be held to consider Master Plan and Preliminary Plan approval. If the Board approves Master Plan, they could also approve Preliminary Plan.

Mr. Mercurio made a motion to advance applicant's proposal to public hearing stage and that Master Plan and Preliminary Plan stages be combined. Mr. Reilly seconded motion. Mr. Olean asked about time table on plan and Mr. Ranaldi responded that a decision had to be rendered by December 23, 2004. Chairman Mancini stated that if a decision is not made in November, they still have time to make a decision at the December meeting. Motion passed unanimously. Mr. Krieger stated that the Comprehensive Permit

application would be withdrawn at the next meeting. He also informed the developer that an abutters' list would be needed to notify abutters of public hearing.

MINOR SUBDIVISION REVIEW

a. Riverfront Minor Subdivision AP 45 Lot 53 Preliminary Plan Discussion/

Smith Hill Center Angell Road Approval

Mr. Ranaldi stated that he received a letter from the applicant asking that this matter be tabled until next month's meeting due to engineering concerns. The applicant would like to address the engineering concerns before appearing before the Board.

Mr. Mercurio made a motion to accept the applicant's request to postpone matter until November meeting. Mr. Lund seconded motion. Motion passed unanimously.

b. 783 Great Road Minor Subdivision AP 22 Lot 68 Preliminary Plan Discussion/

Franklin Construction Services Great & Dexter Rock Road Approval

Mr. Ranaldi stated that this is a subdivision of one lot into two. The plan meets all subdivision requirements and the TRC recommends approval subject to conditions listed:

- 1. Applicant must request water service from the Lincoln Water Commission.**
- 2. The location of the septic system must be noted on the plans.**
- 3. Granite bounds must be installed marking the location of new property corners.**
- 4. Open space fees of 10% on sale price or assessed value (whichever is higher) on new lot.**
- 5. Existing property owner must connect to sewer line and fill in septic system.**

Attorney William Landry stated that the lot is over 56,000 sq. ft and is zoned RS-20. Lot #1 will consist of approximately 26,000 sq. ft. and lot #2 will consist of approximately 29,000 sq. ft. They have received written Preliminary approval from the Lincoln Water Commission. The ISDS will be abandoned and the existing owner will connect to the sewer system. All conditions are acceptable.

Mr. Mercurio asked about groundwater runoff impact. Mr. Landry responded that there will be no new road and there are no unusual sloping issues. Mr. Olean asked if any zoning variances were needed and Mr. Landry replied that the subdivision meets all zoning

requirements. Mr. Ranaldi stated that the zoning official sits on the TRC and reviews all plans.

Ms. Wiegand stated that the septic system goes over the new proposed property line. A condition of approval of the subdivision should be that the existing owner connects to the sewer line and has the septic system filled in. Mr. Olean agreed.

Mr. Olean made a motion to accept the TRC's recommendation and to add to Condition #2 that in addition to "the location of the septic system must be noted on the plans," a requirement that the existing owner must connect to the sewer system. Mr. Lund seconded motion. Motion passed unanimously.

Mr. Landry asked if the Administrative Officer could grant final approval. Mr. Mercurio made a motion to allow Administrative Officer to grant final approval. Mr. Lund seconded motion. Motion passed unanimously.

MINOR LAND DEVELOPMENT REVIEW

Mr. Olean made a motion to move Item 7b up before Item 7a on the agenda. Mr. Reilly seconded motion. Motion passed unanimously.

**b. Spring Green Preserves AP 34 Lot 25 Minor Land Development
Consolidated Industrial Development New River
Road Discussion/Approval**

Mr. Ranaldi stated that this is a development of three apartment buildings containing 42 units. The applicant has received a zone change. Conditions were placed by the Zoning Board that includes an increased buffer area in front and a 75' buffer on side. The TRC has determined that the plan fits subdivision requirements and recommends approval with the following conditions:

- 1. The Town engineer must review and approve the final drainage report.**
- 2. The Town engineer must review and approve the final erosion control plans.**
- 3. The developer must ensure to the Town that there is no conflict with the existing easement and must receive acceptance from Mobile.**

Brian Thalmann stated that he faxed the response from Mobile to Ms. Wiegand and was agreeable to the conditions.

Mr. Olean made a motion to accept the recommendations of the TRC for approval with conditions as stated. Mr. Mercurio seconded motion. Motion passed unanimously.

Mr. Lund made a motion to delegate remediation bond amount and final plan approval to the Administrative Officer. Mr. Mercurio seconded motion. Motion passed unanimously.

a. Lincoln Middle School AP 26 Lots 38, 39, 41 & 43 Minor Land Development

Town of Lincoln Jenckes Hill Road Discussion/Approval

Jim Jordan, of Architecture Involution (AI3) and Andrew Chagnon of Pare Engineering were present at meeting. Mr. Jordan informed the Board that once you enter the property, the bus drop-off will be on the left, parking on the right and a separate area for parents who are dropping off children. There will be an access road for emergency vehicles. They met with abutters last week to discuss the buffer line. The lighting consists of 12' poles with shields in the parking area. There will be zero light levels on surrounding properties.

Mr. Chagnon stated that there will be a 50' buffer from wetlands area. A preapplication has been filed with Rhode Island Department of Environmental Management (RIDEM). Borings and test pits were done to determine where rocks were. The land consists of three levels and the school will be built into the natural grade.

Mr. Mercurio stated that he is concerned about the high groundwater in the area of the proposed fields. It will be hard to grow grass in that

area and is concerned that there will be many injuries. He wants to make sure that better material than what is now onsite will be used on field areas – at least 6” of loam needed for grass. The fields are an important aspect of the middle school. The engineer stated that grading was looked at and there are no excessive pitches needed for draining. Mr. Lund asked how close the fields were to the high tension wires and Mr. Chagnon replied that the fields were approximately 40-50’ from the wires and there would be no lights on field areas. The buffer area has a 5’ grade difference and there will be 8-10’ evergreen plants to buffer the abutting homes.

Ms. Hopkins stated that she is concerned with children crossing the road from the school to Lime Acres Park. Mr. Ranaldi stated that the School Department is the authority on school buildings. Mr. Mercurio stated that the Planning Board deals with safety and health issues and was very concerned that nothing was being done to address this issue. Mr. Murphy stated that cars travel 50-60 mph on Jenckes Hill Road. Mr. Mercurio asked about getting a crosswalk.

Mr. Olean made a motion to continue matter until next month because the Planning Board is not getting answers to address the public safety issues. Mr. Mercurio seconded motion. The Board would like information provided to them that satisfy their concerns on public safety. Motion passed unanimously.

Mr. Chagnon stated that he will have answers for the Board on issue.

Ms. Hopkins wants to know the best way to cross road to get to park from school. Mr. Mercurio felt this is negligence. A study needs to be done to show need for crosswalks, lights, bridge, blinking lights, etc. Mr. Olean wants proof that a light is not warranted. Mr. Mercurio asked if the Police Chief has any input on public safety issues and Ms. Wiegand stated that it is an enforcement issue. Chairman Mancini stated that public safety is the most important issue that the Planning Board looks at.

AMENDMENT TO THE COMPREHENSIVE PLAN

a. Town of Lincoln – Affordable Housing Production Plan Discussion/Approval

Mr. Ranaldi stated that the Planning Board has had a month to review plan. The goal is to create 10% of affordable housing over the next 20 years. The Town will be susceptible to Comprehensive Permit applications without a plan. A new term – inclusionary zoning – will give developers a density bonus. Deed restrictions for affordable housing are mandatory for at least 30 years.

Chairman Mancini stated that he worked with the committee for months on this plan, has reviewed plan and is in favor of it. The plan can be tweaked over the years.

Mr. Reilly is concerned about making lots smaller in Manville.

Mr. Ranaldi stated that density could be increased by right in RG-7 and RL-9 zones. The zoning ordinance could be amended to increase the number of units allowed by right in RG-7 to three (3) units, as well as increasing the number of units allowed by right in RL-9 to two (2) units.

Chairman Mancini stated that abutting zone areas could be changed to the same. For example, land surrounding the RG-7 and RL-9 zones could be rezoned to RG-7. Existing buildings in the Lonsdale and Sayelsville areas could be renovated.

Ms. Hopkins asked what kind of procedures there would be for proposed developments, and Mr. Olean replied that this is only a guideline. The Planning Board would still have control over future developments. Accessory units, such as barns, could be amended in the future to allow affordable housing apartments.

Mr. Olean made a motion to send a positive recommendation to the Town Council. Mr. Mercurio seconded motion. Mr. Olean wanted it noted that he is a member of a nonprofit organization. Mr. Reilly opposed. Motion passed.

CORRESPONDENCE/MISCELLANEOUS

Mr. Ranaldi stated that Mr. Barry Butterworth is requesting that his bond be released. Mr. Lund made a motion to table the matter for one month. Mr. Mercurio seconded motion. Motion passed unanimously.

There being no further business to discuss, on a motion made by Mr. Olean and seconded by Mr. Murphy, it was unanimously voted to adjourn. Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Margaret Weigner

Dear Honorable Members,

On October 14, 2004 at 3:00 pm the Technical Review Committee met to review the agenda items for the October 27, 2004 Planning Board meeting. In attendance were Al Ranaldi, Kim Wiegand, Diane Hopkins, Russell Hervieux, and Peggy Weigner. Below are the Committee's recommendations:

Major Subdivision Review

a. Angell Road Subdivision AP 44 Lots 12, 32 Master Plan Discussion /

- Angell Road Development Co. Angell Rd, Whipple Rd Approval

On August 25, 2004, this new project was certified as complete and referred to the Planning Board for their regularly scheduled September meeting for review as a Master Plan. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by 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 December 23, 2004 or within such further time as may be consented to by the applicant.

This project represents the subdivision of one lot into thirteen conventional single-family lots. The subject lot contains 11.03 acres of land and is located in zoning district RS-20 (20,000 square feet – Residential Single Family). The Technical Review Committee and the Engineering Division has reviewed the above-proposed development according to the 2001 Land Development and Subdivision Regulations preliminary plan submission standards and requirements and engineering practice standards. The submission includes a set of 10 sheets entitled “Master/Preliminary Plan Submission for Angell Road Subdivision”, Lincoln Rhode Island, AP 44 Lot 12, prepared for Leslie W. Sables by Commonwealth Engineers & Consultants, Inc., revised October 10, 2004. The Engineering Division also received and reviewed a report entitled “Storm Water Management Analysis and

Design for AP 44 Lot 12 in Lincoln, Rhode Island”, prepared by Commonwealth Engineers & Consultants, Inc., for Leslie W. Sables, revision date June 22, 2004. The Town received a new letter from Ms. Linda Layer, P.E. dated October 14, 2004. A copy of a revised traffic report entitled “Traffic Impact Assessment Report” prepared for the above applicant by the above engineer revision date October 13, 2004 was also recently received. At this stage of review, the applicant is requesting three waivers. The waivers requested are:

- 1. A waiver from Section 24, Article A (5) - Sidewalks**
- 2. A waiver from Section 1, Article B (10) - Minimum Buildable Lot standard - Proposed Lot #1**
- 3. A waiver from Section 1, Article B (10) - Minimum Buildable Lot standard - Proposed Lot #2**

The Technical Review Committee has reviewed all the submitted materials and concluded that all major engineering issues have been successfully addressed. There are three concerns that the TRC wants to present to the Planning Board for their consideration.

In earlier discussions the developers were requested to pay for improvements to the existing facilities at Angell Road South pumping station as a condition of approval for using public sanitary sewers. This station is near to the design capacity for the already existing, platted lots that have paid sewer assessments. This condition is required in order to be able to accept the additional flows from the subdivision without negatively impacting the future ability to connect

for the already platted lots. The Town has had some initial conversations with the engineers regarding potential improvements. The TRC recommends the condition of written acceptance of payment for improvements from the developer at this stage of the process.

The concern regarding the ownership of the existing historic cemetery has been addressed. According to the engineers, although listed as a historic cemetery there are no records on the owner of the cemetery. Access to the cemetery is shown on the plans.

The concerns regarding sight distance on the existing roads have been addressed. The Traffic Report revised October 14, 2004 recommends mitigation measures for traffic concerns beyond clearing the vegetation on site. The new, additional recommendation is to remove a large boulder on the west side of Whipple road south of the proposed Leslie Road that blocks the sight distance. This work must be delineated out in the field prior to site construction and performed by the developer as part of the site development.

The Technical Review Committee then discussed the requested waivers. The TRC concluded that based on the submitted plans and the unique characteristics of proposed lots #1 and #2, the requested waivers are reasonable and will exact undue hardship due to these unique characteristics of the proposed lots in question. The applicant has designed the grading of the lots in order to direct surface water flow away from abutting lots. The proposed grading created a slope greater than 15% to accommodate this feature. The TRC then discussed the sidewalk requirement and concluded that based on the absence of sidewalks in the area, the requested waiver

is reasonable.

The Technical Review Committee then considered the request by the applicant to combine some Planning Board review stages due to the unique path this application has taken and as allowed in the 2001 Land Development and Subdivision Regulations Section 16 (C) that states, “The Planning Board may vote to combine review stages to modify and/or waive requirements as specified in these regulations. Review stages may be combined only after the Planning Board determines that all necessary requirements have been met by the applicant”. The TRC feels that the applicant has provided all necessary information to successfully address the requirements of preliminary plan review. Therefore, the TRC recommends that the review stages be combined and the applicant proceeds to the Preliminary Plan stage – Public Hearing.

Minor Subdivision Review

- a. Riverfront Minor Subdivision AP 45 Lot 53 Preliminary Plan Discussion /**
- Smith Hill Center Angell Road Approval**

This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into two lots. The plan received Certificate of Completeness on October 12, 2004 in which the Planning Board has 65 days (December 16, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. The TRC and the Engineering

Division reviewed the above proposed development according to the Land Development and Subdivision Planning Board preliminary plan submission standards and requirements and standard engineering. The submission includes a set of 4 sheets entitled “Preliminary Plan Submission for Riverfront Minor Subdivision”, in Lincoln, Rhode Island, AP 45 Lot 53, prepared for Dosco Inc. by Commonwealth Engineers & Consultants, Inc., dated 8/30/04. No other information was received. The TRC identified several concerns and presented to the project engineer. The applicant would like to properly address these concerns and respectfully request that this project be postponed until the November Planning Board meeting. Therefore, no recommendation was presented to the Planning Board to review.

b. 783 Great Road Minor Subdivision AP 22 Lot 68 Preliminary Plan Discussion /

- Franklin Construction Services Great Rd & Dexter Rock Road Approval

This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into two. The plan received Certificate of Completeness on October 12, 2004 in which the Planning Board has 65 days (December 16, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. The TRC and the Engineering Division reviewed the above proposed development according to the Land Development and Subdivision Planning Board preliminary plan

submission standards and requirements and standard engineering. The submission includes a set of 5 sheets entitled "Minor Subdivision, 783 Great Road & Dexter Rock Road", in Lincoln, Rhode Island, AP 22 Lot 68, prepared for Franklin Construction Services, Inc. by DiPrete Engineering Associates, Inc., revision date 8/31/04. No other information was received.

The applicant has provided a letter from Natural Resources Services stating that according to their site inspection, no wetlands were found to be present on or immediately adjacent to the property. The existing lot is shown to be connected to public sewers and water. The sewer supervisor previously stated that sewers are available. The applicant must request water service to the proposed new lot from Lincoln Water Commission. The existing lot is presently serviced by public water. There is no record for the original house of any connection to the public sewers. The location of the septic system must be shown on the plans in order to ensure that there is no impact to it from the proposed subdivision. Granite bounds must be shown marking the location of the new property corners. The TRC recommends Approval with Conditions for the presented minor subdivision. The conditions are as follows:

1. The applicant must request water service to the proposed new lot from Lincoln Water Commission.
2. The location of the septic system, if any, must be shown on the plans in order to ensure that there is no impact to it from the proposed subdivision.

3. Granite bounds must be shown marking the location of the new property corners.

4. Open space fees be assessed at 10% of the sale price of the new lot or 10% of the assessed value of the new lot whichever is greater.

Minor Land Development Review

a. Lincoln Middle School AP 26 Lots 38, 39, 41, 43 Minor Land Development

- Town of Lincoln Jenckes Hill Road Discussion / Approval

The Technical Review Committee and the Town of Lincoln Public Works Department Engineering Division has reviewed the set of plans entitled “Lincoln Middle School, Lincoln, Rhode Island, 50% Design Development” prepared by Architectural Involution, Inc. dated 10/01/04 for the Town of Lincoln. The portion of the set specifically reviewed was limited to the drawings developed by Pare Engineering, Inc. listed on the Drawing Index under “Site”. This is a minor land development located on Jenckes Hill Road encompassing AP 26 Lots 38, 39, 41 and 43 and Plat 44 Lot 161. This proposed project represents the development of a 1000 student public middle school.

The proposed minor land development project has been filed and reviewed under the 2001 Land Development and Subdivision Regulations preliminary plan submission standards and requirements and engineering practice standards. The plan received Certificate of Completeness on October 13, 2004 in which the Planning Board has 65 days (December 17, 2004) to approve the preliminary plan as

submitted, approve with changes and/or conditions, or deny the applicant. Below are the committee's concerns.

Traffic/ Road design - The site access and internal traffic flow appears to meet the projected needs of the proposed middle school. The internal flow effectively segregates the bus traffic, student drop-off and pick up as well as building services. The plans show a new turning lane proposed to be constructed on Jenckes Hill Road to allow safe approach to the school from the south. The entrance onto Jenckes Hill Road requires RIDOT approval through the Physical Alteration Permit process. The Engineering Division must review the traffic report.

Utilities - The Lincoln Water Commission (LWC) has stated that public water is available for this development. The system is in the High Service Area which will necessitate payment of an impact fee to the LWC. The water system design needs to be reviewed and approved by the LWC. The Limerock Fire Department has made preliminary recommendations to the site plan to ensure access for fire safety. The Fire Department has asked the State Fire Marshall to review the fire protection system for the building.

Sanitary Sewer - The sewer design, connecting by gravity to a public sewer at the intersection with Harris Road is acceptable. It appears that the southern most portion of the school will require wastewater to be pumped up to a sanitary manhole that is part of the onsite gravity system. The design appears to minimize the amount of road excavation required within the State road right of way. Approval for the wastewater discharge must be obtained from the Narragansett

Bay Commission. No other utilities, such as gas, electric or cable have been shown at this level of design development. An existing utility pole will need to be relocated for the entrance.

Stormwater/ groundwater - The design and placement of the stormwater detention basins are acceptable. The engineering division must review the final drainage report. Stormwater from the development is proposed to be directed towards one of two detention basins. Both basins appear to be above the seasonal high groundwater elevation. While no designated access ways to the basins are shown, the location and side slope of each basin ensure that it be readily accessible for maintenance. There are no berms over four feet high which would require special design with an impervious core.

Groundwater - This area of Limerock is known for seasonal high groundwater elevations. Previous soil evaluations across the site confirm that groundwater close to the surface is an issue in some areas, particularly adjacent to the wetlands. The building itself is proposed to be above the groundwater elevation. The only area with a potential for groundwater concerns is the area adjacent to the power lines, next to the houses on Tattersall Drive that is intended to be playing fields.

Wetlands - The development is subject to RIDEM Wetlands approval. The wetlands have already been delineated and verified by RIDEM. The consultant, Pare Engineers and the Town Engineer met with representatives of RIDEM regarding the application for Preliminary Determination. It is clear that the site design will be in substantial

conformance with the requirements and standards of an insignificant alteration. An application has been prepared for a RIDEM permit. The RIDOT has been contacted regarding alterations of wetlands on the State highway required for the development.

Based on the above noted concerns, the Technical Review Committee recommends that this minor land development project be approved with conditions. Below are the recommended conditions:

1. The Engineering Division must review and approve the final traffic report.
2. The public water system design needs to be reviewed and approved by the LWC.
3. Submit a wastewater discharge application to the Narragansett Bay Commission.
4. The engineering division must review and approve the final drainage report.
5. RIDEM Wetlands approval.

The TRC recommends that remediation bond amount and final plan approval be delegated to the Administrative Officer to the Planning Board.

**b. Spring Green Preserves AP 34 Lot 25 Minor Land Development
- Consolidated Industrial Development New River
Road Discussion / Approval**

The Technical Review Committee and the Town of Lincoln Public

Works Engineering Division has reviewed the above proposed minor land development project according to the 2001 Land Development and Subdivision Regulations preliminary plan submission standards and requirements and standard engineering practices. The submission includes 2 sets of 7 sheets entitled “Major Land Development, Spring Green Preserve, located off New River Road,”, Lincoln, Rhode Island, AP 34 Lot 25, prepared for Consolidated Industrial Development Corp. by Thalmann Engineering Co., Inc., latest revision date 8/16/04. One of the sets has been reviewed and stamped approved by the Manville Fire Prevention Bureau. Other information received include a copy of the Physical Alteration Permit from RIDOT for the entrance, a RIDEM Wetlands approval permit letter and stamped plans and the traffic impact report prepared by RAB Professional Engineers, Inc. dated May 2004. This proposed project represents the development of three apartment buildings with a total of 42 units, associated parking facility, and area landscaping as required by the zone change stipulations. All zoning requirements and zone change stipulations have been addressed.

The plan received Certificate of Completeness on October 13, 2004 in which the Planning Board has 65 days (December 17, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. Below are the committee’s concerns.

Wetlands and drainage - The development has received approval from RIDEM Wetlands as a preliminary determination of insignificant alterations. A copy of the RIDEM stamped approved set of plans has

been received by the Engineering Office. The Town Engineer made the engineer aware of some minor engineering details regarding the placement of catch basins and a detail on the berm that need revision. The Engineering Office needs to review the drainage report and erosion control plans.

Traffic - RIDOT has approved the change in land use and the access to the site from New River Road. According to the traffic report submitted for the development there will be no adverse impact from the project to New River Road or adjacent intersections.

Utilities - Public water and sewer are shown on the plans. According to the sewer supervisor, public sewers are available to the development through the line on the northern side of the property. The Lincoln Water Commission has given preliminary approval to service the development with public water. The Manville Fire Prevention Bureau has approved the location of the fire hydrants.

Existing Easement - Across the property is an easement granted to Mobile for a pipeline. The developer must ensure that there is no conflict with this existing easement and that any utility or roadway across it is acceptable to Mobile.

Based on the above noted concerns, the Technical Review Committee recommends that this minor land development project be approved with conditions. Below are the recommended conditions:

1. The engineering division must review and approve the final drainage report.
2. The engineering division must review and approve the final erosion control plans

3. The developer must ensure to the Town that there is no conflict with this existing easement and that any utility or roadway across it is acceptable to Mobile.

The TRC recommends that remediation bond amount and final plan approval be delegated to the Administrative Officer to the Planning Board.

Amendment to the Comprehensive Plan

a. Town of Lincoln – Affordable Housing Production Plan Discussion / Approval

During the closing days of the 2004 legislative session, the General Assembly enacted State legislation relative to planning for affordable housing needs. The Town hired an affordable housing specialist who worked diligently to develop an affordable housing production plan. Several public meetings were held to solicit public input. The affordable housing production plan builds upon and supplements the Housing Element of the Town's Comprehensive Plan. The purpose of the plan is to establish clear guidelines as to the amount, type and location of affordable housing development to meet the 10% low-moderate income housing goal stipulated by the State's Low and Moderate Income Housing Act. The plan identifies strategies and recommendations to ensure that the Town's diverse housing needs are met.

The Technical Review Committee reviewed the submitted plan and feels that the proposed plan is consistent with requirements of the newly enacted legislation and the Housing Element of the Comprehensive Plan. The TRC recommends that the Planning Board send a positive recommendation to the Town Council for their consideration.

October Zoning Applications

Florence & Mary Stadnik, 115 Main Street, Manville, RI – Special Use Permit to convert storage shed into a country gift store on property located at 115 Main Street, Manville, RI.

AP 35/36, Lot 37 Zoned: RG 7

As of the date and time of the Technical Review Committee meeting, no new information or plans were offered for review. Therefore, the TRC cannot offer a recommendation on this application.

Timothy and Eileen Chaput, 11 Kirkbrae Drive, Lincoln, RI - Dimensional Variance for rear yard setback for the construction of a garage/addition.

AP 32, Lot 55 Zoned: RS 20

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The plans submitted present a three-car garage and two-story addition above the garage.

This addition is attached to the house via a 16'x8' connection and does not appear to be designed as an integrated part of the existing house. The original plan submission did not include a proposed floor plan to examine. As of the date and time of the Technical Review Committee meeting, no new information or plans were offered for review. Therefore, the Technical Review Committee recommends denial of the application for a dimensional variance. The Committee feels that the application does not represent the least relief required.

James & Michelle Wood, 7 Iron Forge Road, Lincoln, RI - Dimensional Variance for rear and side yard setbacks for the construction of an addition.

AP20, Lot 82 Zoned: RS 12

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends approval of this application. The committee finds that the dimensional variances will not alter the general character of the surrounding area and will not impair the intent or purpose of the zoning ordinance, nor the Comprehensive Plan.

Greg Banner, 1840 Old Louisquisset Pike, Lincoln, RI - Dimensional Variance for front and side yard setbacks for the construction of an addition.

AP25, Lot 15 Zoned: RA 40

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends denial of this application. The plans submitted present an increase in the lot coverage to 32%. According to the Land Use Element of the 2003 Comprehensive Plan, “no increase in overall density above today’s levels should be allowed” and “future residential development should seek ways to use less land in the development process and protect more open space” (2003 Comprehensive Plan, LU-29). Therefore, the committee finds that the dimensional variances will alter the general character of the surrounding area and will impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.