

LINCOLN PLANNING BOARD

JUNE 21, 2006

MINUTES

The regular meeting of the Planning Board was held on Wednesday, June 21, 2006, at the Town Hall, 100 Old River Road, Lincoln, RI.

Chairman Mancini called the meeting to order at 7:02 p.m. The following members were present: Patrick Crowley, Diane Hopkins, David Lund, John Mancini and Gerald Olean. Absent were Gregory Mercurio, and Michael Reilly. Also in attendance were Town Planner Albert Ranaldi, Town Engineer N. Kim Wiegand, and Town Solicitor Mark Krieger. Margaret Weigner kept the minutes.

Chairman Mancini advised five members present; have quorum.

SECRETARY'S REPORT

There was no secretary report for review.

CONSENT AGENDA

Chairman Mancini asked Mr. Ranaldi if there was only one item on

the Consent Agenda. Mr. Ranaldi replied yes, because this was a special meeting, there was only one item. Chairman Mancini asked him to give the Board some information on the final plan approval. Mr. Ranaldi stated that this was the final submission for property on Old River Road. It was a subdivision of one lot into two; all of the subdivision requirements were met.

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

MAJOR SUBDIVISION REVIEW

- a. Rivers Subdivision AP 23 Lots 30 & 119 Master Plan Extension
Estate of Anna M. Rivers Old River & Lower River Rds.**

Mr. Ranaldi stated that this is a subdivision of Plat 23 Lots 30 & 119 – two lots into five. They received a Master Plan approval on July 27, 2005 and are requesting a one-year extension until July 27, 2007. They are waiting for RI Department of Environmental (RIDEM) approval, which is needed at Preliminary Plan level. They are having concerns with the neighbors trying to resolve the existing drainage issues.

Chairman Mancini stated that the Master Plan approval is good for

one year; therefore, if approved in July 27, 2005, it goes to July 27, 2006 and they are looking a one-year extension bringing it to 2007.

Mr. Olean made a motion to accept the TRC's recommendation for a one-year extension for Old River and Lower River Road. Ms. Hopkins seconded motion. Motion passed unanimously.

**b. Forest Park AP 20 Lot 15 Preliminary Plan Extension
LPD Development, LLC Breakneck Hill Road**

Chairman Mancini stated that he was 34 years old when this project first came before the Board.

Mr. Ranaldi stated that this is a subdivision of one lot into 13 lots. This project has been around for many years. The applicant has been diligently working at completing the requirements and starting the project. They have already requested a couple of extensions and the TRC felt that while the applicant has been resolving legal ownership issues, it is an extraordinarily long time frame. The TRC recommended a six- month extension. If the applicant is still having problems in six months, he can come back before the Board.

Chairman Mancini asked what subdivision regulations (year) the project fell under and Mr. Ranaldi replied 1986.

Chairman Mancini asked the applicant how he felt about a six-month

extension. Paul Larissa stated that it was fair – he obtained the property on April 3, 2006 and is unsure of his plans for the property. If he needs more time, he will request to come back before the Board for an additional six months. Chairman Mancini stated that this project has come back numerous times; at some point in time, the Board may say request applicant to start over again. He feels that six months is more than reasonable.

Mr. Olean made a motion to accept the six-month extension as recommended by the TRC for discussion. Mr. Lund seconded the motion. Mr. Lund is concerned about the outstanding invoice from 2004 and feels that should be complied with first, and then an agreement on the six-month extension. Mr. Larissa has no problem paying the outstanding bill. Motion passed unanimously.

Mr. Olean made a motion to move Item #7 up to the next item. Mr. Lund seconded motion. Motion passed unanimously.

BOND REVIEW

a. Lincoln Garden Estates AP 43 Lots 20 & 21 Establish Remediation

Steven, Stuart & Cara Popovich Old Louisquisset Pike Bond Amount

Mr. Ranaldi stated that this is a subdivision of two lots into five. A public hearing was held in April and was approved by the Board for Preliminary Plan. A remediation bond has been calculated for the property for hay bales, silt fence, and loam and seed. Mr. Olean asked if the developer was notified of the bond amount. Mr. Ranaldi stated that the applicant knows a bond has to be taken out to move forward. Chairman Mancini stated that he wanted it part of the minutes that the Town would notify the developer. Mr. Lund asked about the amount of the bond. Mr. Ranaldi stated that hay bales and silt fence would have to be installed to close out the site. The Town is generous with the estimated figures to protect the Town. Mr. Olean asked if it was a cash bond and Mr. Ranaldi replied yes.

Mr. Olean made a motion to approve the bond as recommended by the TRC. Mr. Lund seconded motion. Motion passed unanimously.

COMPREHENSIVE PERMIT

a. Manville Crossing AP 37 Lot 73 Public Hearing – 7:15 pm

Jerry Sahagian Central & Spring St. Comprehensive Permit Review

Discussion/Approval

The list of abutters was read; four abutters were present.

Chairman Mancini stated that the Comprehensive Permit that is in front of us is for consideration of Preliminary Plan approval. Mr. Ranaldi will give a brief rundown on what the Comprehensive Permit is and what it entails, the developer will make a presentation, the Board may ask questions, and then the public will have the opportunity to speak.

Mr. Krieger stated that he wanted to address a couple of matters. He regretted to inform the Board that this morning he accepted the resignation of Roger Ross with deep regret. The Board is aware of the amount of time and effort and quality of Mr. Ross's work. He served this Board and the Town well. The Board is aware of the political nature of what's been happening and Mr. Ross did not want to detract from the Town's work. Mr. Krieger informed the Board that he is leaving for China for three weeks, and Mr. Brule will represent the Board next week. Mr. Ross drafted the advisory opinion from the Zoning Board on this matter. He wanted to disclose to the Board that the applicant's attorney owns a condo in the building that he is part owner of. Mr. Shekarchi pays condo fees and that is the extent of it. He does not feel that his ability to sit and advise the Board is compromised in any way. If the Board wants, he will recuse himself.

Mr. Ranaldi stated that this application came before the Board last month for a brief review. This is the application of a subdivision under a Comprehensive Permit of one lot with three buildings and

nine dwelling units; each building has three units in it. The applicant is here because from a lending standpoint, this qualifies as a commercial development and limits the number of people who can qualify for commercial lending. The applicant is here to subdivide it into three lots; each lot would have a three-family house on it. If it were done the conventional way, numerous amounts of zoning relief would be needed. The Town recommended a Comprehensive Permit application. The approvals are within the Planning Board per the amended Comprehensive Permit ordinance and this Board has the authority, in the light of affordable housing, to give a different level of consideration towards these waivers than would be generally given at a Zoning Board meeting. The ordinance and the RIGL 45-53-4 were included in the packets. RIGL 45-53 is titled Low and Moderate Income Housing and lists the required findings that the Board must make. If the findings can be made positively, then the Board would have a good application to approve. This is certainly different from what is normally looked at. The applicant gave a presentation to the Zoning Board and the Zoning Board submitted an advisory opinion to this Board. The Zoning Board found positively on the required findings based on the RIGL and recommend approval. Chairman Mancini asked if the Zoning Board meeting was a public meeting and the abutters had a chance to speak. Mr. Ranaldi stated that it was public meeting and was advertised in the newspaper, but abutters were not notified, as the Zoning Board was not taking an official action. This is the first time that the abutters would have official certified letter notification. The entire project exists. The applicant

wants to subdivide it from a legal standpoint, lines on a map. Parking exists and fits regulations; water and sewer exist. The TRC recommends developing an approval letter to be placed in the files of the newly recreated lots. When buying a house, the lender asks for a zoning certificate; this would serve as a zoning/planning certificate. The form has to be developed. Two mature trees exist on the property that has to be removed; the TRC is requesting that three new trees be planted on the site.

Chairman Mancini stated that what is being considered is taking the same lot that has three existing buildings and splitting the lot into three lots. The Town in return is getting three Low to Moderate affordable housing units. Mr. Ranaldi stated that one unit in each building would be secured for thirty years following the RI Housing regulations as a work-force housing, where the families would be qualified by a monitoring agent to ensure the rents are within a certain level. The developer is hoping the landlord would live on the first floor and rent out the other two units. It would turn a nine-unit complex with an absentee landlord into hopefully three owner-occupied properties. Mr. Olean asked if there was a timeframe on this project. Mr. Ranaldi stated that there is a timeframe of 95 days. Mr. Olean asked what the date is for granting approval or denial. Mr. Ranaldi did not have the exact date, but sometime in August.

Mr. Shekarchi stated that he wanted to state that he felt there is no conflict of interest. He has no financial interest in this project. He is

just the attorney. His clients are more than happy to have Mr. Krieger participate.

Mr. Shekarchi stated that he is representing Mr. & Mrs. Sahagian and Tina Grilli, the owners of the property. The property is currently a non-conforming use. Three buildings exist on one lot. It is their intent to subdivide the property into three separate parcels through the Comprehensive Permit process. The Planning Board, by state statute, is the Board with exclusive jurisdiction over this project. The Board acts as a super board with the power to grant relief from planning and zoning regulations. The purpose of the act is to encourage the retrofitting of existing dwellings while stimulating low and moderate-income housing. The current physical aspects of the site will not change at all; sewer, water and parking are available and will not change. All needed cross easements for access and utilities will be recorded in the land evidence records in perpetuity. An applicant must secure a letter of eligibility from RI Housing. RI Housing has approved this project on the condition that 33% of the units are rented at a per-month rent of approximately \$767. The applicant has agreed to that. The state statute calls for the applicant to follow conventional planning steps, but allows for any zoning relief needed to be granted in the Preliminary Plan. This proposal would be classified as a minor subdivision as no new road is proposed and no creation of any new lots. They have previously appeared before this Board in what would have mimicked a Master Plan approval. Then they went before the Zoning Board for a review on June 6 for their

advisory recommendation. The Zoning Board, in a very detailed recommendation, unanimously voted to grant all of the required relief in the form of waivers needed. He would like to enter the recommendation into the record as an exhibit. The Zoning Board decision has also been recorded in the land evidence records. They are requesting that Preliminary Plan approval be given for their proposal and ask that final approval be delegated to the Administrative Officer. He would like to present Mr. Edward Pimentel, an expert in land use and planning as ask that he be accepted as such.

Mr. Shekarchi asked Mr. Pimentel if he reviewed the Comprehensive Permit ordinance and the Town's Affordable Housing Plan. Mr. Pimentel replied that he reviewed those documents as well as the Town's Comprehensive (Comp) Plan, Subdivision Regulations, and Zoning Ordinance. Mr. Shekarchi asked Mr. Pimentel if he was familiar with the RI Housing Low and Moderate-Income Housing Act Section 45-53-1 to 53-9 as amended and adopted. Mr. Pimentel stated that he is currently involved in several affordable housing projects throughout the state. Mr. Shekarchi asked him if he made a site visit and prepared a detailed report of the subject property and the surrounding area. Mr. Pimentel stated that he did several exterior site inspections of both the subject property and the surrounding neighborhood. Mr. Shekarchi asked Mr. Pimentel to go through the report and address what zoning and planning relief is being requested and to summarize the report. Mr. Shekarchi also asked

that the report be submitted into the record.

Mr. Pimentel reiterated that there would be no physical changes made to the property, except landscaping improvements. On paper, boundary lines will be established. They are hoping that each house will become owner-occupied and the new owners will make exterior improvements. Under the state statute, all waivers and variances must be noted. The required findings are also addressed. Variances required which were for pre-existing conditions were also documented. A typical Comprehensive Permit that comes before this Board would require 25% to be affordable; we are providing 33%. With a typical permit, you have to incur a density bonus in order to spur affordable housing. We are providing three affordable housing units from existing housing stock. With nine units, it is considered a commercial property by financial lenders, and by establishing three lots, you end up with a residential designation from financial lenders and financing is more easily obtained. Mr. Lund commented that the houses could be sold for more money. Mr. Pimentel agreed but reminded the Board that the rental units would have to remain affordable for thirty years. He went through all the required findings. The units exist, the infrastructure is there, there is nothing to be done except to provide three units for affordable purposes. The most critical need in the Town is affordable rental housing. This project meets the goals and objectives of the statute.

Mr. Shekarchi asked Mr. Pimentel to address the burdens and how

they were met. One burden is that it must be consistent with the Comp Plan. All waivers and variances were documented and addressed. He also explained that the affordable units would be integrated into the three units with one affordable unit in each building. The rest of the findings apply to new development.

Mr. Shekarchi asked Mr. Pimentel if there were any negative environmental impacts. Mr. Pimentel stated that the property is already developed so there would be no environmental impact. Mr. Shekarchi asked Mr. Pimentel if the preservation of natural historical and cultural features will remain with this proposal and Mr. Pimentel replied yes. Mr. Pimentel stated that he did a neighborhood density analysis and will submit it for the record. He went out one block in all directions from the subject property and over 2/3 of the neighborhood is comprised of multi-family dwellings, 13 three-family, 13 duplexes and a 12-unit across the street. It is a very dense neighborhood. Technically, we are bringing it more into conformance with zoning.

Mr. Shekarchi asked if there would be any traffic impact to vehicles or pedestrians. Mr. Pimentel stated that egress and ingress would remain the same with off-street parking provided. Mr. Shekarchi asked Mr. Pimentel if all three lots would have access off of a public street and Mr. Pimentel replied that all three lots have access to either Spring or Central Street. Mr. Shekarchi stated that he would also like to submit the letter of eligibility from RI Housing into the record as Exhibit C.

Mr. Shekarchi stated that he wanted to show the abutters the plans. Currently, there are three structures on the property. They are proposing to leave it exactly as it is, but are asking to create permanent lot lines. Each building is on its own lot. One unit in each building would be affordable.

Abutter Roland Lataille of 29 Central Street asked if the grass would be eliminated. Mr. Shekarchi explained that easements would be recorded to allow tenants to park on each other's property, as it exists now. Lorraine Lataille stated that there is not enough parking now and when it snows, there is no place to put the snow. Chairman Mancini stated that a developer is not required to fix an existing problem, but cannot make it worse. Chairman Mancini stated that this Board couldn't deny the project based on parking, as the plan is not changing anything. Mr. Shekarchi stated that if the buildings become owner-occupied, more care will be given to the property.

Abutter Claire Fortier of 20 Central Street asked if the buildings would be sold once the lot is split. She also asked if any physical improvements were going to be done inside the units. Mr. Krieger stated that is outside of the realm of the Board. Mr. Shekarchi stated that they might do improvements if needed to sell. Chairman Mancini stated that these kinds of questions are outside of the purview of the Board. They have no control over what the owner does with the property – sell, improve, etc. Ms. Fortier asked if one unit in each

house would be moderate or low income and Chairman Mancini replied yes.

Mrs. Lataille asked how many cars are allowed for each apartment. Mr. Shekarchi replied two cars per unit. Mr. Ranaldi stated that according to the Zoning ordinance, two spaces must be provided for each unit. Mrs. Lataille asked if there would be 18 parking spaces and Mr. Ranaldi replied yes. Mrs. Lataille stated that she wants to make sure she understands what is going on. Mr. Ranaldi stated that 18 parking spaces are shown on the plans.

Mr. Olean made a motion to close the public hearing. Mr. Lund seconded motion. Motion passed unanimously.

Mr. Olean asked how the deed restrictions were handled. Mr. Shekarchi stated that RI Housing has a template that is filled out for review and approval. Each unit would have to be deed restricted that one unit would have to be offered at the level that housing says for low and moderate income. Mr. Olean asked about parking on the other lots. Mr. Shekarchi stated that cross easements would give everyone the right to park in certain spots with the intent to not change what is currently there. Mr. Olean asked if the applicant read the TRC report and agree with the planting of the trees. Mr. Shekarchi stated that they are willing to do that but will try to save the other ones. Mr. Olean commented that the Board's legal counsel and the applicant's legal counsel had no conflict of interest; he wants to make

sure it is not an issue later on. Mr. Krieger stated that most of the work on this project was done by Mr. Ross. He has not really participated – he is here for guidance. On occasion, he has recused himself if there was a conflict. If Mr. Shekarchi were a tenant, there would be a financial interest. Mr. Shekarchi stated that they both pay condo fees. Mr. Krieger stated that if he had a conflict, he would have recused himself.

Mr. Lund asked if sewers or utilities would be separated. Mr. Shekarchi stated that there would be cross easements for the sewer. Mr. Lund asked if there were separate sewer and water lines to each building and Mr. Shekarchi replied there would be easements for the existing utilities. Mr. Lund asked if there were separate water services for the three buildings and Mr. Shekarchi stated that there are three separate water meters.

Mr. Krieger stated that Mr. Ranaldi and the legal department would review all of the cross easements and deed restrictions. A deed restriction is very common.

Mr. Shekarchi asked that the Board to delegate final approval to the Administrative Officer.

Mr. Olean made a motion to table this matter to the next meeting, which is next week. Ms. Hopkins seconded motion. Chairman Mancini stated that since this is the first Comprehensive Permit

before the Board, he would like the Board to have time to review the project. The Zoning Board's report was very good and touched on all of the issues. Mr. Krieger stated that Mr. Pimentel would not be available next week and asked if the Board anticipates further testimony from Mr. Pimentel. Chairman Mancini replied that he did not think Mr. Pimentel would be needed. Mr. Krieger asked if the Board would need other legal counsel for this project if Mr. Brule has a conflict and Chairman Mancini replied that legal counsel might be needed for other issues. Mr. Ranaldi would have to review the details on the easements before anything is done. Motion passed unanimously. Motion passed unanimously.

Mr. Ranaldi commented that the Board has not received the TRC report yet for next week's meeting, but the agenda has a recommendation to the Town Council on the Zoning revisions. The TRC did not feel comfortable making a recommendation. If the Board can come up with some recommendations, Mr. Ranaldi will put together a recommendation for the Town Council. The Zoning Board gave a recommendation that there should be a lot merger provision in the Zoning revisions. Chairman Mancini asked about the June 8 meeting and Mr. Ranaldi replied it was about the accessory family dwelling units and mill conversion overlay district.

There being no further business to discuss, on a motion made by Mr. Lund and seconded by Mr. Olean, it was unanimously voted to adjourn. Meeting adjourned at

8:20 p.m.

Respectfully submitted,

Margaret Weigner

Attached June TRC Report:

On June 19, 2006 at 2:00 pm, the Technical Review Committee met to review the agenda items for the June 21, 2006 Special Planning Board meeting. In attendance were Al Ranaldi, Russell Hervieux, Kim Wiegand, John MacQueen, and Diane Hopkins. Below are the Committee's recommendations:

Major Subdivision Review

- a. Rivers Subdivision AP 23 Lots 30 and 119 Master Plan Extension
- Estate of Anna M. Rivers Old River & Lower River Road**

On July 27, 2005, the above noted application received Master Plan approval. According to the Subdivision Regulations, the applicant has one year from this date to submit preliminary plans for the project. In a letter dated May 22, 2006, the applicant requests a one year extension on the Master Plan approval. The Technical Review Committee reviewed the submitted request and feels that the applicant has been diligently working on the specific design

requirements of the project. Therefore, the TRC recommends Approval of the application for a time extension of one additional year to July 27, 2007.

**b. Forest Park AP 20 Lot 15 Preliminary Plan Extension
- LPD Development, LLC Breakneck Hill Road**

On July 28, 2004, the above noted project received Preliminary Plan approval. The applicant requested a one year extension of this approval to accommodate DEM Wetlands and ISDS Suitability Determination permitting. On July 27, 2005, the above noted application received another one year extension on the Preliminary Plan approval. In a letter dated June 20, 2006, the applicant requests an additional one year extension on the Preliminary Plan approval. The Technical Review Committee reviewed the submitted request and feels that the applicant has been diligently working on all of the conditions of approval and ownership issues. The applicant took ownership of the property on April 3, 2006. The TRC discussed the request and felt that due to the extraordinary time frame that this project has been in existence, the TRC recommends a time extension of six months as opposed to a one year extension. The TRC recognized the difficulties associated with this project but would like to see some significant progress in its final development. A six month extension would be to January 27, 2007.

The Planning Department would like to remind the applicant of an

outstanding invoice dated November 19, 2004 for \$145.14. This invoice should be paid as soon as possible.

Comprehensive Permit

a. Manville Crossing AP 37 Lot 73 Public Hearing – 7:15 PM

- Jerry Sahagian Central and Spring Street Comprehensive Permit Discussion / Approval

This application is to be reviewed under RIGL 45-53 as amended, the Lincoln Comprehensive Plan, Lincoln Affordable Housing Production Plan and the recently amended Town ordinance entitled “An Ordinance Establishing an Application and Administrative Procedures for Filing a Comprehensive Permit in Accordance with the State of Rhode Island Low and Moderate Income Housing Act – RI General Law 45-53”.

This application represents the subdivision of one lot into three lots. The current parcel contains three buildings and associated parking. Each building contains three dwelling units for a total of nine dwelling units. The buildings, parking and public infrastructure are all existing. This proposal entails subdividing the property into three lots thereby permitting greater latitude in the usage and marketability of the separate properties. The present configuration renders rehabilitation and homeownership difficult considering financial institutions treat properties such as this one as commercial apartment complexes unlike triplexes that are defined as residential dwelling units.

In order to accomplish the above subdivision, numerous subdivision waivers and zoning relief would be required. Therefore, the property owner is proposing a Comprehensive Permit with the establishment of three affordable housing units – one unit per building. While Comprehensive Permits have been controversial in the past, this unique proposal represents the conversion of already existing buildings and infrastructure. No new construction is proposed. Any community services are presently being furnished by the Town to the residents of the complex.

The Technical Review Committee and the Engineering Division have reviewed the above proposed subdivision according to RIGL 45-53 as amended, the Lincoln Comprehensive Plan, Lincoln Affordable Housing Production Plan and the recently amended Town ordinance entitled “An Ordinance Establishing an Application and Administrative Procedures for Filing a Comprehensive Permit in Accordance with the State of Rhode Island Low and Moderate Income Housing Act – RI General Law 45-53”, the 2005 Land Development and Subdivision Regulations master plan submission standards and requirements and standard engineering practices. The submission includes a plan entitled “Preliminary – Lincoln Manville, RI – Minor Subdivision of Land for Gina M. Sahagian & Tina T. Grilli – Class 1 Survey of AP 37 Lot 73, Central Street & Spring Street by Marsh Surveying Inc. – Dated December 5, 2005” and narrative report by Edward Pimentel, AICP entitled, Comprehensive Permit Application – Three-Lot Minor Subdivision Application – Existing 9 units – Three-Units per Lot, Respectively – Intersection of Central Street and

Spring Street, Lincoln RI Assessor's Plat 37, Lot 73''

The TRC reviewed this application in light of the Town's Affordable Housing Production Plan. As outlined in this plan, the town has several tools it can use to encourage the establishment of affordable housing. One such tool is Comprehensive Permits. Comprehensive permitting has been controversial in the Town of Lincoln. Before the moratorium on comprehensive permit applications by for-profit developers was passed by the state legislature, developers had used the comprehensive permit process to propose large developments with 100% density increases and 20% affordable housing. However, depending on the situation and how it is used, comprehensive permitting can be an asset and useful tool for a municipality. There are a number of examples of affordable housing developments throughout the State that have utilized the comprehensive permit process in a way that is beneficial to both the developer and the town. Comprehensive permitting provides flexibility and allows a Town to negotiate with developers to reach an agreement acceptable to both parties. The Town can offer a limited density increase or other incentives, such as relief from zoning or subdivision regulations such as parking, set back requirements, and curbing, in exchange for a percentage of the development being set aside for affordable housing. The Town may designate certain areas as suitable for affordable housing developments, in a density greater than that allowed by current zoning. Even if a developer is not seeking relief, comprehensive permitting offers an expedited review process that can save a developer time and money in reduced holding costs,

interest, and taxes in exchange for a percentage of affordable units being built within the project.

The Lincoln Town Council has passed an ordinance specifying procedures for applying for a comprehensive permit. This ordinance establishes a Certificate of Completeness process, which lists the items to be included in a comprehensive permit application. On May 2, 2006, the application received a Certificate of Completion. RI General Law does not specify a timeframe for review and approval of Comprehensive Permits. The TRC recommends that this and future Comprehensive Permits follow the review process for Preliminary Plan stage subdivisions and also be presented to the Zoning Board for an advisory opinion.

Based on the TRC review of this submitted plans and report and the above noted State law and Town ordinances, the following concerns are presented below.

Wetlands/ Drainage - No new construction is proposed. This project represents existing buildings and public infrastructure.

Erosion controls - No new construction is proposed. This project represents existing buildings and public infrastructure.

Utilities - No new construction is proposed. This project represents existing buildings and public infrastructure.

Record plan - Based on a site visit and the submitted site plan, two

mature maple trees will have to be removed to accommodate the proposed parking. The TRC recommends that three new trees be planted on the site in order to replace the existing trees. The TRC recommends that the title of the plans be changed to read “Comprehensive Permit – Lincoln Manville, RI – Minor Subdivision of Land for Gina M. Sahagian & Tina T. Grilli – Class 1 Survey of AP 37 Lot 73, Central Street & Spring Street by Marsh Surveying Inc. – Dated _____”. The TRC recommends that a final site plan be developed showing the proposed trees and locations of all existing public infrastructure and a final record plan with only the proposed property lines.

Zoning Board Review – During their regularly scheduled meeting on June 6, 2006, the Zoning Board discussed this project and voted to send the attached positive recommendation to the Planning Board. The Zoning Board weighed the impacts of the requested dimensional waivers against the stated need for additional housing for low and moderate income families and individuals. It is the Board’s opinion that the local concerns, if any, as a result of the granting of the waivers, would be outweighed by the need to provide low and moderate income housing. Based upon all the evidence presented to the Zoning Board and the findings of fact, the Board unanimously recommended to the Planning Board to grant the waivers from the Zoning Ordinance requested by the applicant and approve the pending Comprehensive Permit application.

Bond Review

a. Lincoln Garden Estates AP 43 Lot 20 and 21 Establish Remediation

- Steven, Stuart, & Cara Popovich Old Louisquiset Pike Bond Amount

This subdivision received Preliminary Plan approval on April 26, 2006. Unfortunately, a remediation bond amount was not calculated. The Town Engineer calculated a bond in the amount of \$7,600.00. The TRC reviewed this figure and recommends Approval of setting the cash remediation bond at \$7,600.00.

Correspondence/Miscellaneous

Final Plan Approved AP 29 Lot 15 Old River Road

On May 24, 2006, the applicant presented documentation that he successfully addressed all of the conditions of approval and final plan requirements. Therefore, final plan was granted for this two lot subdivision.