

Lincoln Planning Board

Special Meeting

May 9, 2007

5:30 p.m.

APPROVED

A special meeting of the Planning Board was held on Wednesday, May 9, 2007, at the Town Hall, 100 Old River Road, Lincoln RI.

Chairman Mancini called the meeting to order at 5:30 p.m. The following members were present: John Mancini, John Hunt, Michael Reilly, and Kenneth Bostic.

Absent were Fred Ordonez, Gregory Mercurio, and Gerald Olean.

Also in attendance were Town Engineer N. Kim Wiegand, Mr. Jim Bethel, and Len Bradley for the applicant.

Chairman Mancini advised four members present, have quorum.

The Planning Board attended a site walk of the Great Rd. Estates (a.k.a. Meadow View).

Ms. Wiegand noted where the entrance to the development would be. Mr. Mancini asked if the width of the entrance was enough and about the access to the development. Ms. Wiegand replied that the width of the entrance to the development is more than adequate and that the access is 200 feet.

Ms. Wiegand noted that there is a home site that will be closest to the wetlands, but the grade and the height of the road as well as the level of the ground water and fill that will keep ground water in, will ensure that no groundwater is displaced.

Mr. Bethel stated that he was involved with the development because his property does get some water now, and he wants to make sure the situation is not worsened by the development.

Mr. Mancini stated that the engineers are brought in to make plans so that the situation is not made worse.

The foundations will be typical foundations, and they will be elevated with crushed stone to bring the foundations above the water table, so there will not be double foundations.

Ms. Wiegand stated that one of her concerns is to ensure that the berm is compacted.

Mr. Bethel asked about the maintenance of the holding pond, and Ms. Wiegand replied that the homeowners will be asked to maintain the detention pond. It is designed to dry out after each storm, and a homeowners' association was suggested for such maintenance issues.

The developers had conceded one lot in their plans, and the detention pond is currently on Lot #2.

The wetlands should be 40 feet from the pond, and the area where the berm will be was also flagged.

Mr. Reilly asked what the concern was with the last lot in the back corner of the property. Ms. Wiegand replied that the abutters have voiced concerns, but they are uphill and should not have water problems caused by the new development.

The retention of stone walls and trees will depend upon the developer, and Ms. Wiegand noted that they can be removed unless they are part of the land survey. There are no regulations about stone walls in Lincoln.

Ms. Wiegand noted that none of the lots had frontage on the main road, which was an advantage to the Town.

Mr. Mancini asked if there were any further questions.

There being no further business to discuss, on a motion made by Mr. Reilly and seconded by Mr. Hunt, it was unanimously voted to adjourn the special meeting.

The meeting adjourned at 6:43 p.m.

Respectfully Submitted,

Candice Larson