

LINCOLN PLANNING BOARD

AUGUST 22, 2007

MINUTES

A meeting of the Planning Board was held on Wednesday, August 22, 2007, at the Town Hall, 100 Old River Road, Lincoln, RI.

Chairman Mancini called the meeting to order at 7:05 p.m. The following members were present: Michael Reilly, Kenneth Bostic, John Hunt, Gregory Mercurio, Gerald Olean, Fred Ordonez and John Mancini. Also present were Town Planner Albert Ranaldi, Town Engineer N. Kim Wiegand, and Assistant Town Solicitor Joelle Sylvia. Candice Larson kept the minutes.

Chairman John Mancini advised that there were seven members present, and that the Planning Board did have a quorum to continue the meeting.

There was a motion by Mr. Olean, seconded by Mr. Reilly, to amend the meeting agenda so that the review of Secretary Reports will be after the ninth item on the agenda.

The motion passed by unanimous vote.

CONSENT AGENDA

Mr. Mancini reminded the Planning Board that the consent agenda is voted upon as a whole unless there is a motion to remove a particular item for separate consideration. Mr. Olean made a motion to accept the consent agenda as presented. The motion was seconded by Mr. Bostic. The motion to accept the consent agenda passed unanimously. Mr. Mancini entertained a motion to move Agenda Number 8 to be considered before the subsequent agenda items for Final Approval. Mr. Olean made a motion to move Agenda Number 8 to be considered before the subsequent agenda items for Final Approval. The motion was seconded by Mr. Reilly. The motion passed by unanimous vote.

MINOR SUBDIVISION REVIEW

**a. Carriage Drive Subdivision AP 16 Lot 9 Final Plan Discussion
Little Max Realty LLC Carriage Dr. Approval**

Mr. Ranaldi stated that this was a minor subdivision of one lot into 2 lots. The concerns from the TRC came with the moving of the house to one side of the property, and they reserve the right of final approval of the plan. The applicant does not have all of the finalized conditions met by the time of this meeting, including: The existing house was not measured out in a Class 1 Survey by a professional land surveyor, The granite bounds on the property corners are not in place.

Mr. Ranaldi noted that the applicant has preliminary plan approval, meaning that they have one year to record the final plan approval with the Town Clerk's Office and get a Certificate of Occupancy. The sedimentation and erosion control for the moved house was completed and the developer has a Narragansett Bay Commission approval. Also, the existing well will not be abandoned, but used for lawn irrigation. The house was moved but not verified, and no finished floors will be constructed at or below the seasonal high groundwater. On December 20, 2006 the applicant was granted preliminary plan approval.

Mr. Olean made a motion to defer the consideration of final approval to the next monthly meeting of the Planning Board. Mr. Reilly seconded the motion.

The motion passed by unanimous vote.

MAJOR LAND DEVELOPMENT REVIEW

**a. Homewood Suites Hotels AP 31 Lot 12 Public Informational Mtg.
Benderson Development Co., LLC 640 George Washington Hwy.
Master Plan**

The list of abutters for this development was read. A representative of Paradis Revocable Living Trust of 665 George Washington Highway was present. Mr. Ranaldi stated that this application is

under the 2005 subdivision regulations. It is a commercial land development of a single lot and is at the public informational meeting for a master plan level. The applicant is proposing an extended-stay hotel that will have access from George Washington Highway. The property is zoned as ML-05. A Certificate of Completeness was received on July 17, 2007 and the Planning Board has until November 14, 2007 to make a decision.

The TRC reviewed the application according to the Master Plan and their comments included: Traffic would require a physical alteration permit from the Department of Transportation because it is located off of a state road, the applicant should request an FAA Form 7460 review because of the possible close proximity to North Central Airport. The sewers would be coming from the interceptor on Route 116, so they would need a Narragansett Bay Commission permit. Public water is originally going to 2 buildings from one line, and the Water Commission has suggested separating the water lines so that each building would have their own separate water line and meter.

Environmentally, they will expand the existing detention basin on the abutting property of Amica to accommodate storm water runoff and there does not appear to be any wetlands on the property. The applicant needs a few zoning variances; a special use permit and a dimensional variance. Based upon the design the TRC recommended approval. Mr. Mancini noted that the Planning Board must approve at the Master Plan level for the Zoning Board to consider the zoning

relief applications.

John Caito, a registered Civil Engineer in the State of Rhode Island, was present. The project is located on George Washington Highway and is 105 units of a 4-story extended stay hotel. The master plan was created, they analyzed the underlying zoning of the property, and the property meets the criteria for parking. The variance would be for a sign because it would be on state highway property. There was question as to whether the DOT would sign as co-applicants for the variance, but according to a letter received, they do not historically co-sign applications.

They have been in contact with and received approval from the electric company, gas company, water department, and Narragansett Bay Commission. They have also contacted the Fire Chief and he was concerned of the ability of fire trucks to fight fires in a particular quadrant of the building, and in response to that they have decided to use reinforced turf rather than asphalt in that area as a suitable alternative. Mr. Ranaldi stated that Chief Petrin did call him and confirm that he was comfortable with the application and with the alternative turf. There also will be a traffic study done, and the applicant is aware of the other conditions made in the TRC report.

Mr. Mercurio expressed a concern about the entrance to the property and the egress. This will be part of the engineering study that will be done. The process is that independent consultants do a study, and then the DOT review the study and then make recommendations. The

Police Chief has not been contacted regarding this, but the traffic study will also include information regarding the amount of accidents in the area, etc.

Mr. Reilly noted that the Planning Board would like to have a follow-up so that if the cut in the median of Rt. 116 is needed in order to get to the property but is not approved, there should be an alternative way to get to the property.

There is an extensive DOT right-of-way to 102 feet from the edge of the pavement to the property line, and one of the options was to work with the Amica property to use their entrance, or to bring the roadway to tie into the Amica driveway to create an access road.

Ms. Wiegand noted that she did receive a concern from National Grid as an abutter because there was an electrical line that is in the corner of the building that would possibly be in an easement that they have. This will need to be clarified by contacting the Engineer.

David Schweib, a Certified Planner for the applicant was also present. He has looked from the planning perspective, and the location of the parcel is important to the development and use of the parcel. The area is primarily commercial and industrial, and the use is compatible. The property is zoned ML-05 and the use as a hotel in that zoning is permitted by special use permit. Mr. Schweib noted that the comprehensive plan of 2003 has stated the following which

are consistent with the proposed use of the property: Section 3 that lists key issues including “pursue opportunities to increase the amount and value of office and industrial developments within the industrial corridor planning area.” Section 4 provides a mission statement that “Lincoln must maintain a balance between all necessary uses.” The vision for the industrial corridor states “This planning area has the potential to be the suburban business center for the entire region. Lincoln will work to encourage and provide types of services and amenities that will make this corridor a center for business and cultural activities.” This project does use good planning practices because it does integrate the design of a proposed building with an existing use, and the TRC reported that the applicants’ thoughtfulness in design was a key element in the application. In review of municipal impacts, positive impacts would be an increase in tax flow and job creation, and negative impacts would include use of town services would be more than offset by tax income. The site will provide an adequate storm water management system, and traffic studies will be performed but there to be no significant impacts in traffic.

This application is scheduled to be heard by the Zoning Board on September 4th.

Mr. Mancini opened the meeting to public comment and questions. There were none at the time.

Mr. Olean made a motion to close the public informational meeting.

The motion was seconded by Mr. Mercurio. The motion passed by unanimous vote and the public informational hearing was closed.

Mr. Mercurio went on the record and stated that while he is in favor of the development for the town and the people who will use the hotel, but there is a traffic control issue for entrance and egress to the property and if the DOT does not allow an entrance from the median, he recommends going with an access road.

Mr. Hunt made a motion to recommend approval at the Master Plan level, seconded by Mr. Mercurio. The motion passed unanimously.

COMPREHENSIVE PERMIT

a. Quinville Commons AP 29 Lots 46, 79 and 94

Pre-Application Discussion

Lee Raymond Cullen Hill Rd. and Avenue B

Mr. Ranaldi stated that this is a pre-application discussion for a comprehensive permit under the Low and Moderate Income Housing Act. The Town of Lincoln has also passed an ordinance specifying procedures to apply for a comprehensive permit. There was no need to issue a Certificate of Completeness because it is at a pre-application stage, meaning it is basic and the general ideas that they are thinking about to receive information. The application

represents the subdivision of 3 lots into one large lot that would contain 42 condominium units. Access to 19 units will be from a private cul-de-sac off of Cullen Hill Rd., and access to the remaining 23 units would be from extending Avenue B ending in a cul-de-sac. The proposed development will be serviced by public water and sewer, and the applicant has proposed to deed-restrict 25%, or 11 units, as affordable housing. It will be done in multiple phases.

The TRC and Engineering Division reviewed this under the Low and Moderate Income Housing Act as well as the Lincoln Comprehensive Plan, Affordable Housing Production Plan and the Town Ordinance establishing application and procedure for filing comprehensive permits. There were several concerns with the application including: There are wetlands on the property that are delineated according the plans that were submitted, and the applicant would have to receive a permit from DEM for the wetlands jurisdiction. There is localized flooding that may be present but not shown on the FEMA maps. The applicant is proposing to extend the existing utilities to service the new development. The Water Commission has a line that goes to Lower River Rd. that is scheduled to be cleaned and resurfaced which may be a timing issue. The units from Avenue B are recommended for new lines to replace existing to service the units. The sewer pump station is old in design, and it is not feasible to accept any more flow from the new development, so a new sewer pump station is recommended. There are also drainage problems, and problems with slopes in the area which would have to be examined to determine

storm water runoff management. The buildings and road would be built into some of the slope. Traffic also needs to be reviewed carefully because there is a hill that makes it difficult to see oncoming traffic coming out of the proposed development, and also in the winter the hill could pose a problem. Safety improvements may be needed at the intersection of Avenue B.

Eric Brainski of the Law Office of Michael A. Kelly, representative of the applicant was present. The project site is on Cullen Hill Rd. near Lower River Rd. and in the vicinity of Avenue B. The site is approximately 11.3 acres, and is specifically delineated as a suitable project for affordable housing. There are 3 lots and 4 different zones on the site including RA-40, RS-20, RS-12 and RL-9. The project is not near a 50 or 100 year flood plains, and is 42 units, with 11 units affordable. There are 2 cul-de-sacs off of Cullen Hill Rd. and one off of Avenue B., and the affordable units must be integrated throughout the development and not clustered. There will be duplex and triplex buildings, and the applicant is considering a phasing project and will be seeking guidance as to how many phases the development could be done in. DEM and Narragansett Bay Commission approval will be needed, and the proposal is to tie in to town sewer and water. The drainage is currently on the plan as two above ground detention basins, one towards each cul-de-sac, which will hopefully alleviate some of the existing drainage issues and cannot, by law, exacerbate the drainage issues. The TRC has asked for a letter of acknowledgement for the several issues raised including: replace

water lines, sewer pump station, and a hydro-geological study for the natural springs on site; the applicant would like documentation that these things need to be done in order for the development to work.

Mr. Osgood from DiPrete Engineering was present for the applicant. Public water and sewer do exist, and some options include providing a single line into the site with a master meter, or providing a loop into the site. The cleaning and upgrading of the water lines is actually currently happening.

Mr. Bostic asked if the zoning as it stands today allows for 2 duplexes, or a total of 4 units. Mr. Osgood noted that the zoning does not allow more by right, but by special use permit. The applicants' calculations told them that 42 units were what were financially feasible to build this project.

Mr. Ranaldi noted that the TRC did not view the project this far along because they were concerned with the sewer pump station, which according to the Sewer Supervisor, could not handle even one more house.

Mr. Ordonez asked how much each condominium unit would cost normally or under affordable housing. It would be based upon the median household income in town minus a certain percentage. Ms. Sylvia noted that the first step to affordable housing is a letter of eligibility and the state will determine the price that the affordable

units would sell for.

Mr. Mercurio asked if the sewer pump station were overloaded for the current use or just if a new development were placed there. Ms. Wiegand noted that the problem is the type of station that is there, which is not overextended but has a 30-minute reserve time and is not made to handle large flow increases.

Mr. Mancini noted that the Planning Board needs a list of variances and exceptions to regulations requested so that they know what needs to be considered. Mr. Mercurio noted that staged or phase projects tend to extend the construction for the abutters, and he would like to see details for each phase so that the abutters are not inconvenienced. The state does require the applicant to provide a construction time frame.

Mr. Olean asked if the cul-de-sacs would be town owned or condo owned. Currently, the cul-de-sac off of Cullen Hill Rd. is proposed as privately owned and no decision has been made on the cul-de-sac off of Avenue B. The privately owned roads would be subject to a Homeowners' Association which would be responsible for maintenance.

Mr. Mancini stated for the record that the pre-application meeting had been completed.

MAJOR SUBDIVISION REVIEW

**a. Michael Trenteseau Subdivision AP 22 Lot 11 Master Plan
Discussion/Approval**

Michael Trenteseau Great Rd.

Mr. Ranaldi noted that in the opinion of the Assistant Solicitor, this application does not need zoning relief because it is an existing house and there are no alterations to the house.

Therefore, this should be treated as a minor subdivision, but the decision of the TRC has not changed. The applicant would have to get a Narragansett Bay Commission permit and there are no wetlands on the property. They would also have to show granite bounds on the corners of the property.

Mr. Mancini noted that the applicant should come back with a resubmitted application for a minor subdivision and the previous major subdivision should be withdrawn without prejudice.

Mr. Reilly made a motion that the application for major subdivision be withdrawn without prejudice and that the minor subdivision application could then later be placed on the agenda of the September 26th meeting. The motion passed unanimously.

SECRETARY'S REPORT

Mr. Olean made a motion to dispense of the reading of the minutes of April 12, 2006, seconded by Mr. Reilly. The motion passed unanimously. Mr. Olean made a motion to accept the minutes of April 12, 2006, seconded by Mr. Reilly. The motion passed unanimously.

Mr. Olean made a motion to dispense of the reading of the minutes of January 24, 2007, seconded by Mr. Mercurio. The motion passed unanimously. Mr. Olean made a motion to accept the minutes of January 24, 2007, seconded by Mr. Reilly. The motion passed unanimously.

Mr. Mancini noted that there was a position open on the Technical Review Committee for a Planning Board Member. Fred Ordonez took the position.

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

The meeting adjourned at 9:10 pm.

Respectfully Submitted,

Candice Larson

Attached August TRC Report:

On August 6, 2007, at 2:30 pm, the Technical Review Committee met to review the agenda items for the August 22, 2007, meeting of the Planning Board. In attendance were Al Ranaldi, Michael Reilly, Russell Hervieux, Margaret Weigner, and John Faile. Below are the Committee's recommendations:

Major Land Development Review

- a. Homewood Suites Hotel AP 31 Lot 12 Public Informational Meeting – 7:15 PM**
- Benderson Development Co., LLC 640 George Washington Hwy Master Plan Land Development**
- Discussion /Approval**

This application is under the 2005 Subdivision Regulations and represents the commercial land development of a single lot. The proposed land development project is for the construction of an extended stay hotel. This proposed hotel will be accessed from George Washington Highway. The subject project is located in zoning district ML-0.5 (Manufacturing Limited). On July 17, 2007, the project received a Certificate of Completeness. 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 November 14, 2007, or within such further time as may be consented to by the applicant.

The applicant is in front of the Planning Board for a Public Informational Meeting. The Technical Review Committee and the Engineering Division has reviewed the above-proposed land development according to the 2005 Land Development and Subdivision Regulations master plan requirements and standard engineering practices. The plans reviewed were entitled “Master Plan for Homewood Suites”, AP 31 Lot 12”, 640 Washington Highway, Lincoln, Rhode Island, sheets 1-4, prepared for the applicant, Benderson Development Co. LLC, by John P. Caito Corp., dated May 2007. Below are the TRC recommendations for this project.

Traffic/Site

Access to the site is from a State Highway, Route 116, George Washington Highway. The project will require a Physical Alteration Permit (PAP) from RIDOT for the change in land use of the property at preliminary approval. It is recommended that the Albion Fire Department review the plans for fire and rescue service safety at the preliminary plan review level. The applicant should also request an FAA Form 7460 review.

Sanitary Sewers

The development is proposed to connect to an existing sewer that flows to the Narragansett Bay Commission (NBC) interceptor on Route 116. The sewer supervisor has indicated that sewers are available to the project. Approval from NBC will be required as a condition for preliminary approval.

Public Water Service

The Lincoln Water Commission (LWC) has confirmed the availability of public water service with conditions. However, the Commissioner stated that there are some major concerns with providing public water service to the lot. The parcel was originally fed by one water service off of George Washington Highway. The existing office building feeds off of this service. A third building triggers updates to the service line such as master meters, backflow devices, and separate service lines to each building. These concerns can be accomplished but will take some engineering. These concerns will require more review at the preliminary plan level. Final approval from LWC must be a condition of approval for the land development.

Environmental/Drainage

The development is proposed to drain to an expanded, existing detention basin that is mostly on an adjacent parcel. The owners of the property on which existing basin is located must approve this reconfiguration and calculations must be reviewed by the Town

Engineer. The flow from the basin discharges to drainage in Route 116. There does not appear to be any wetlands on the property.

Zoning

The development will require one Special Use Permit for the hotel use, one Dimensional Variance for the front setback, and one Use Variance for the sign. The development is scheduled for Zoning Board review in August. All new commercial development will have to be reviewed by the Area of Planning Concern. According to the new Zoning Ordinance, this review should take place before or during the preliminary plan review stage.

Based on the Master Plan submission, the Technical Review Committee feels that the applicant can address the above-noted concerns from the Technical Review Committee and any additional comments presented at the Public Informational Meeting. The applicant can return to the Planning Board in September for Master Plan Review.

Comprehensive Permit

a. Quinnville Commons AP 29 Lots 46, 79, and 94 Pre-Application Discussion

- Lee Raymond Cullen Hill Road and Avenue B

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”. 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. This application is in front of the Planning Board as a Pre-Application Discussion. Therefore, there are no time limits or votes to be considered.

This application represents the subdivision of three lots into one large lot containing 42 condominium units. Access to 19 units will be from a private cul-de-sac road extending from Cullen Hill Road. Access to the other 23 units will be by extending Avenue B. The new roadway extension will end in a cul-de-sac. The proposed development is to be serviced by public water and sewer. The applicant proposes to deed restrict 25% or 11 units as affordable housing. The project is to be built in multiple phases.

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 pre-application plan submission standards and requirements and standard engineering practices. The submission includes a set of 5 sheets entitled “Comprehensive Permit Application Submission, Quinnville Commons”, located on Cullen Hill Road, Lincoln, Rhode Island, AP 29 Lots 46, 79 and 94 , prepared for Lee Raymond by DiPrete Engineering Associates, Inc. dated July 2007, revision date 7/24/07. The following concerns are offered to the applicant.

Wetlands

Wetlands on the property have been delineated by Natural Resources Services. There are several areas subject to RIDEM Wetlands jurisdiction; approval from RIDEM will be required for the development. Localized flooding, not shown on FEMA maps may be present.

Utilities

Existing and proposed utilities are shown on the pre-application plans. The development is proposed to be connected to public sanitary sewers and water. The applicant must obtain approval for water service from Lincoln Water Commission. The proposed public water service will require master meter/backflow/pressure reducing valve at entrance off Cullen Hill for first 19 units. The units

originating from Avenue B will be required to replace the old water line located under the existing roadway. A master meter/ backflow/ pressure reducing valve at property line will also be required. The existing 6 inch water line in Lower River Rd from Cullen Hill to Ave B needs to be cleaned and lined. A letter acknowledging this condition will be required at Master Plan submission.

The developer must get public sewer availability from the Lincoln sewer supervisor for an acceptable sewer design. The sanitary sewer is connected to an existing Town pump station on Lower River Road. This pump station has extremely limited emergency capacity and other design issues which make it infeasible to accept flows from this development. The developer will be required to remove and replace a new pump station on Lower River Road. The new pump station will have to be designed and built to the Town's standards. In addition, the Narragansett Bay Commission will need to approve any sewer flows. The location of any adjacent septic systems and wells must be shown on the plans in order to ensure that there is no adverse impact to them from the proposed development. A letter acknowledging this condition will be required at Master Plan submission.

Drainage

Existing and proposed drainage are shown on the pre-application plans. Storm water runoff flows down to Lower River Road and then to the Blackstone Canal. Proposed locations for detention basins are shown. Cullen Hill Road and Avenue B have no drainage collection

systems. The locations of both of the detention basins and their potential outfall points are a concern due to steep grades, potential groundwater and springs, flooding, as well as erosion and sedimentation that could adversely impact abutting and downstream properties. Groundwater disturbed on the site during construction and post construction is a concern. The presence and impact of any springs must be assessed by a qualified hydro-geologist. A letter acknowledging this condition will be required at Master Plan submission. Due to the known seasonal high groundwater in this area, the development must include the condition that any finished floor or basement must be above that elevation. The seasonal high groundwater elevations across the site as determined by a certified soil evaluator must be performed for the preliminary design.

Traffic

The development will require careful review for traffic safety, particularly sight distance and road geometry. Cullen Hill Road is both narrow and steep. The development will require a report on the impact of traffic on the road and at the intersections. Safety improvements may be required.

Site Design

The property contains areas with very steep slopes and wetlands. Buildings are proposed within ten feet of property lines; grading to fit the units on site may cause groundwater discharge as well as erosion problems short- and long-term. The applicant will need to design the

buildings, roads and other improvements so as to mitigate any potential safety and ecological impacts to the neighborhood and the environment.

Zoning and Subdivision Regulations

The developer must provide a comprehensive list of all the requested zoning relief and subdivision waivers proposed by the project.

Major Subdivision Review

- a. Michael Trenteseau Subdivision AP 22 Lot 11 Master Plan Discussion /
- Michael Trenteseau Great Road Approval**

This application is under the 2005 Subdivision Regulations and represents the subdivision of one residential lot into two single-family residential lots. The lots are accessed from Great Road. The subject project is located in zoning district RL-9 (9,000 square feet – Residential Limited). This application is classified as a Major Subdivision due to its need for a dimensional variance for the existing house. On August 6, 2007, the project received a Certificate of Completeness. 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 4, 2007, or within such further time as may be consented to by the applicant.

The Technical Review Committee and the Engineering Division have reviewed the above-proposed subdivision according to the 2005 Land Development and Subdivision Regulations master plan submission standards and requirements and standard engineering practices.

This project is in front of the Planning Board for a master plan discussion / approval. The submission includes two plans entitled "Record Plan" and "Preliminary", Major Subdivision AP 22 Lot 11, Great Road in Lincoln, Rhode Island, prepared for Michael Trenteseau by Marsh Surveying Inc., dated April 11, 2007. Other information received included a letter of water service availability dated July 19, 2007 from the Lincoln Water Commission and notification of sewer availability from the sewer supervisor dated July 17, 2007.

Utilities

The new lot is shown to be connected to public water and sewer. The sewer supervisor has stated that public sewers are available. The applicant must obtain a permit from Narragansett Bay Commission for sewer discharge. The applicant has received preliminary approval for water service to the proposed new lot from the Lincoln Water Commission with the condition that the existing water service be relocated from the old water main (scheduled for abandonment) to

the newer water main. The new water service is to be connected to the newer water main.

Site plan/ Wetlands/ Drainage

Per the Town ordinance, a sedimentation and erosion control plan must be submitted and approved before any construction or earth disturbance is performed on site. There appear to be no wetlands on or adjacent to the property. Notes #15 and #16 regarding construction above the seasonal high groundwater and the installation of a dry well are recommended to be included in any subdivision approval. The applicant must obtain a Physical Alteration Permit from RIDOT for the proposed driveway for the new house as a condition of this subdivision.

Record plan

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

The Technical Review Committee recommends that the applicant addresses these concerns and come back to the Planning Board if they receive the requested zoning variances.

Minor Subdivision Review

- a. Carriage Drive Subdivision AP 16 Lot 9 Final Plan Discussion /
- Little Max Realty LLC Carriage Drive Approval**

This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into two residential lots. All lots are accessed from an existing road. The subject lots are located in zoning district RS-12 (12,000 square feet – Residential Single Family). The proposed project is classified as a Minor Subdivision.

On December 20, 2006, the Preliminary Plan submittal for the above noted project received Preliminary Plan Approval with Conditions.

The conditions are as follows:

- 1. A sedimentation and erosion control plan must be submitted for review and approval at the time a building permit is requested.**
- 2. The developer must obtain approval for the Narragansett Bay Commission for the additional indirect discharge.**
- 3. A note must be added to the plans stating that when the existing well on site is abandoned, it must be closed according to the appropriate RIDEM regulations.**
- 4. The existing house must be moved before final plan can be granted.**
- 5. A note must be added to the plans stating that no finished floors or basements shall be constructed at or below the seasonal high groundwater elevation.**
- 6. Granite bounds must be shown marking the location of the property corners.**

Due to the unique nature of this subdivision, final plan approval was not delegated to the Administrative Officer. The Technical Review Committee and the Engineering Division have reviewed the

above-proposed subdivision according to the 2005 Land Development and Subdivision Regulations preliminary plan submission standards and requirements and the approval conditions.

The applicant has successfully addressed all of the conditions. Therefore, the TRC recommends approval of the final plan.

Zoning Applications (*) – September Zoning Applications

Michelle A. Fitzgerald, 10 Fairview Avenue, Lincoln, RI – Dimensional Variance application seeking front yard setback relief for the construction of a porch.

AP 4, Lot 23 Zoned: RL 9

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends Denial of the application for a dimensional variance. The Committee feels that the application does not meet the standards for relief of a dimensional variance as presented in the Zoning Ordinance. The Technical Review Committee feels that the dimensional variance will alter the general character of the surrounding area and will impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.

Leo P. Correia, 141 Grandview Avenue, Lincoln, RI – Special Use Permit application for Accessory Family Dwelling Unit.

AP 8, Lot 155 Zoned: RS 12

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends Approval of the Special Use Permit for the Accessory Family Dwelling Unit. The applicant proposes to add an additional story to the existing residential house. The new level will be designated as the Accessory Family Dwelling Unit. The TRC feels that the proposed building plans are realistic and that the site layout takes into consideration many factors relating to the site and the overall character of the area.

Michael Trenteseau, 500 Great Road, Lincoln, RI - Dimensional Variance application seeking front, side and rear yard setback relief for the existing house.

AP 22, Lot 11 Zoned: RL 9

The proposed dimensional variances are to clear up the pre-existing nonconformance of this parcel of land. This lot and existing building was platted and developed before present day zoning regulations. The Technical Review Committee recommends Approval of this application. The TRC finds that the relief requested will not alter the general character of the surrounding area or impair the intent or purpose of the Lincoln Zoning Ordinance or the Lincoln Comprehensive Plan.

Correspondence/Miscellaneous (*)

1. Morris AP41 Lots 10 and 11 Final Plan Approval

This represents a minor subdivision of two residential lots into three lots. This subdivision was recorded on July 23, 2007.

2. The Estate of Anna M. Rivers – AP23 Lot 119 Final Plan Approval

This represents a major subdivision of land. The applicant has successfully met all conditions of final plan approval. This subdivision was recorded on July 17, 2007.