

LINCOLN PLANNING BOARD

MARCH 26, 2008

APPROVED

The regular meeting of the Planning Board was held Wednesday, March 26, 2008, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.

Chairman John Mancini called the meeting to order at 7:04 p.m. The following members were present: Chairman John Mancini, Vice Chairman Gerald Olean, Kenneth Bostic and John Hunt. The following members were absent: Wilfred Ordonez, Michael Reilly, and Greg Mercurio Jr. Also in attendance were Town Planner Albert Ranaldi, and Town Engineer Kim Wiegand. Jennifer Scotto kept the minutes.

Chairman John Mancini advised that four members were present; have quorum.

CONSENT AGENDA

Chairman Mancini informed the members that the consent agenda consists of five zoning applications and correspondence and miscellaneous which includes two final administrative approvals and one modification.

Member Olean asked that letter F in Correspondence which is

Kendall V on Paddock Drive be removed from the consent agenda and be considered separately.

Member Olean made a motion to accept the consent agenda as amended and Member Bostic seconded this motion. Motion was approved unanimously.

Member Olean made a motion to move up letter F in Correspondence/ Miscellaneous to be next on the agenda. Member Bostic seconded this motion. Motion was approved unanimously.

CORRESPONDENCE/MISCELLANEOUS

Kendall V – Paddock Drive – AP 42 Lots 227 and 228

Town Planner Albert Ranaldi stated that this subdivision came to the Board as a ten lot subdivision with everything approved. Recently the homeowner purchased lots 227 and 228 to combine them for one home site. Originally it was approved with a detention basin on one lot only. The applicant at his own expense has redesigned the detention basin to accommodate the ten house lots that are there and redesigned the basin to be longer and more linear. Chairman Mancini asked Town Planner Albert Ranaldi if the homeowner had the two lots merged and Mr. Ranaldi stated that he indeed did merge the two lots and it was professionally designed with the cooperation of the Town Engineer Kim Wiegand and it was also approved by RIDEM. Mr. Ranaldi stated that it was not that big of a modification but out of an abundance of caution he wanted to show the Planning Board the outcome of this modification thus being on the consent agenda.

A motion was made by Member Olean to accept the recommendation by the Administrative Officer and Member Hunt seconded this motion. Motion was approved unanimously.

MAJOR SUBDIVISION REVIEW

a. Wellington Road Office Building	AP 28 Lot 135	Master Plan
Discussion/		
- A.G. Morrow Investment, Co.	Wellington Rd	Approval

Town Planner Albert Ranaldi stated that this project came before the Board two years ago and it was originally proposed to the Board as an industrial condominium building. Since then the zoning has changed and allows an office building in manufacturing areas. The applicant has decided to change his plans to make office condominiums and the parking layout has also been changed to accommodate these office condominiums. On March 17, 2008 the project received a Certificate of Completeness and the board has until July 15, 2008 to make a decision. The Technical Review Committee and the Engineering Department reviewed the application and have a few issues that should be addressed. The landscape plan shows pine trees and arborvitae on top of a detention basin berm and next to the retaining wall. Since the berm is sufficiently high to act as a dam, it should not have trees growing on it. There are also some retaining walls that will be built and it is requested that the developer be required to contract with a professional engineer to oversee

construction of the retaining walls and sign off on its completion. Fencing must also be placed on top of each retaining wall. This development is proposed to be connected to public water and sewer. The applicant has an outdated letter from the Lincoln Water Commission regarding availability of public water. The applicant must contact the Lincoln Water Commission to get an updated letter of service availability. The Lime Rock Fire District reviewed the site plan and access for emergency vehicles and was found acceptable. Town Engineer Kim Wiegand reviewed the drainage and TRC noted some concerns but feel that they can easily be rectified. The TRC feels that the concerns noted above are minor in nature and can be addressed by the applicant. Therefore, the TRC recommends that the Master and Preliminary Plan stages be combined and the application be scheduled for a public hearing in April.

A motion was made by Member Olean to merge the Master and Preliminary Plan and have a public hearing in April. The motion was seconded by Member Bostic. The motion was approved unanimously.

Town Solicitor Tony DeSisto joined the meeting at 7:25 PM.

RECOMMENDATIONS TO TOWN COUNCIL

2008 Community Development Block Grant Application (CDBG)

Review / Discuss / Approve

Town Planner Albert Ranaldi stated that the State requires an endorsement from the Town Council to apply for a CDBG applications. The Planning Department put together a list which includes Housing Rehabilitation, River Road Sidewalks, Family Literacy Center, Spurwink, Boys & Girls Club of Cumberland – Lincoln, Homestead Group fka ARC of Northern RI, Manville Project and Community Housing Land Trust. The TRC reviewed the application and feels that each proposed project is consistent with the Comprehensive Plan and will help to fulfill the goals and objectives present within the Plan. The TRC recommends a positive recommendation be submitted with the application.

Member Olean made a motion to accept the TRC's recommendations to the Town Council for the 2008 Community Development Block Grant Application. Member Hunt seconded the motion. The motion was approved unanimously.

SECRETARY'S REPORTS

A motion was made to dispense the reading of the January 23, 2008 minutes by Member Olean and this motion was seconded by Member Hunt. This motion was approved unanimously.

Chairman Mancini stated that according to the January 23, 2008 meeting minutes, Homeward Suites Hotel was supposed to come back in March for a possible public hearing in April and this did not

happen. Chairman Mancini asked Town Planner Albert Ranaldi what happened and Mr. Ranaldi stated that it fell through and there was no public hearing. Mr. Ranaldi stated that he will look into this matter. Chairman stated that once the application is submitted they have 120 days from that point on and if the Board does not act on it the application becomes approved and this application should be put on the April agenda for vote.

A motion was made to accept the January 23, 2008 minutes by Member Olean and Member Hunt seconded this motion. This motion was approved unanimously.

A motion was made to dispense the reading of the February 27, 2008 minutes by Member Olean and this motion was seconded by Member Bostic. This motion was approved unanimously.

Members reviewed the meeting minutes. No changes were suggested. A motion was made to accept the February 27, 2008 minutes by Member Olean and Member Hunt seconded this motion. This motion was approved unanimously.

Chairman Mancini reminded the Board Members that the financial statement for the RI Ethics Commission must be filled out and submitted by April 25, 2008.

A motion was made by Member Olean to adjourn which was

seconded by Member Bostic at 7:37 p.m. The motion was approved unanimously.

Respectfully submitted,

Jennifer Scotto