

# **LINCOLN PLANNING BOARD**

**JULY 22, 2009**

**APPROVED**

**The regular meeting of the Planning Board was held on Wednesday, July 22, 2009, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.**

**Chairman Olean called the meeting to order at 7:01 p.m. The following members were present: Gerald Olean, Timothy Griffin, Michael Reilly, Kenneth Bostic and Wilfred Ordonez. Also in attendance were Town Planner Albert Ranaldi, Town Engineer N. Kim Wiegand and Joelle C. Sylvia for the Town Solicitor. Russell Hervieux kept the minutes.**

**The following members were absent from this meeting: John Hunt and Greg Mercurio Jr.**

**Chairman Olean advised that five members were present; have quorum.**

## **CONSENT AGENDA**

**Chairman Olean reminded members that the consent agenda has seven zoning applications, correspondence and staff reports. A consent agenda is normally voted on in total unless a member**

**motions to remove an item.**

**Motion was made by member Reilly to remove the three zoning applications regarding Century Drywall Associates were seconded by member Bostic. Motion was approved by all members present.**

**Motion was made by member Griffin to accept the consent agenda as amended was seconded by member Ordonez. Motion was approved by all members present.**

## **COMPREHENSIVE PERMIT**

- a. The Residences at Stone Creek AP 20 Lot 15 Preliminary Plan  
Break Hill Development, Inc. Breakneck Hill Discussion/Approval**

**Mr. Ranaldi stated that the applicant has submitted a letter, included in the Board's packet, requesting another month to finalize their plan. The applicant states they will be ready to present the plan at the August Planning Board meeting. The applicant has already extended the time the Board has to make a decision until September 23, 2009 and would be willing to extend that date if necessary. This application will be on the August agenda.**

**Chairman Olean recesses the meeting until 7:15 pm.**

## **MAJOR LAND DEVELOPMENT REVIEW**

**a. Century Associates, Proposed Building AP 31 Lot 44 Public Informational**

**Century Associates, LLC 1992 Old Louisquisset Pike Meeting – 7:15 pm**

**Master Plan Discussion/Approval**

**Chairman Olean called the Public Informational Meeting to order at 7:15 pm. Roll call of the abutters list was read by the recording secretary. There was one response to the reading of the abutters list. Chairman Olean called for any other abutters in the audience whose name was not read to be recognized. No responses were given.**

**Mr. Ranaldi stated that this application is at master plan under the 2005 subdivision regulations for a major land development. The proposed project is a 15,000 square foot office building with associated parking. The proposed building will abut an existing warehouse on the property. The TRC had a few small concerns. One of the concerns was with the parking which will be addressed by the Town Solicitor. The TRC recommends approval with conditions of this master plan barring any issues brought up by the public. The conditions are listed in the TRC report. They include having the Fire Department approve the site layout, show any wells within 200 feet of this property, a Narragansett Bay Commission permit must be acquired by the applicant and the Lincoln Water Commission must certify that public water is available. Other conditions include that**

**the storm water drainage system installation must be supervised by an independent engineer and certified by that engineer and a Physical Alteration Permit must be sought from RIDOT. The majority of these conditions would be required by preliminary plan and final plan stages.**

**Michael Elliot, representing Century Associates, gave a brief presentation to the Board. Mr. Elliot stated that this applicant has been at this location since 1992. The company has outgrown their existing office and wishes to erect this new office building. There will be some zoning relief required for the height of the building and for parking. The applicant currently has an application into the Zoning Board. The applicant will also be clearing up any existing non-conformities with zoning. Chairman Olean asked if the applicant has reviewed all the conditions in the TRC report. Mr. Elliot stated that the applicant has no objections to the conditions.**

**Joelle Sylvia spoke to the Board about the parking issues with this application and the zoning applications. Ms. Sylvia stated that at the last meeting there was some confusion about the parking on the lot across the street from where the office building is being constructed. The parking on that lot is a separate issue from this lot. The lot with the new office building will be short of parking spaces by approximately ten spots. The applicant will seek zoning relief on this shortage of spaces. The applicant is then seeking a Special Use Permit to allow commercial off street parking on the lot across the**

**street. Ms. Sylvia suggested that a condition be placed on this Special Use Permit that the shortage of spaces on the lot with the building is made up on this lot across the street. Mr. Elliot agreed with the condition stating that the applicant plans to use all the parking across the street for this new office building. Member Reilly expressed his concern that this lot be reserved for parking for this office building. Mr. Elliot agreed.**

**Chairman Olean opened up the meeting to comments from the public. No members of the public came forward.**

**Motion was made by member Bostic to close the public informational meeting at 7:24 pm was seconded by member Griffin. Motion was approved by all members present.**

**Motion was made by member Bostic to accept the TRC recommendation for master plan approval with conditions and further adding an additional condition of a minimum of 10 parking spaces on AP 31 Lot 36 will be reserved for the use on lot AP 31 Lot 44 was seconded by member Griffin. Motion was approved by all members present.**

**Agenda Change - Motion was made by member Reilly to amend the Planning Board agenda to have item 6, Zoning Applications, be the next item for consideration and was seconded by member Griffin. Motion was approved by all members present.**

## **ZONING APPLICATIONS**

**Century Drywall LLC, 1992 Louisquisset Pike, Lincoln, RI – Application for Dimensional Variance seeking 13 feet height relief and parking relief from 52 to 42 spaces for property located at 1988 Louisquisset Pike, Lincoln, RI.**

**AP 31, Lot 44 Zoned: BL-0.5**

**Ms. Sylvia reiterated her earlier comments on the parking relief needed on this lot be made up by parking on lot 36 which is across the street. Ms. Sylvia stated that this should be a condition of approval. The condition to be that there be a minimum of 10 parking spaces on AP 31 Lot 36 be dedicated for the use of lot AP 31 Lot 44.**

**Century Drywall LLC, 1992 Louisquisset Pike, Lincoln, RI – Application for Special Use Permit for additional parking for proposed building property located at 1987 Louisquisset Pike, Lincoln, RI.**

**AP 31, Lot 36 Zoned: BL-0.5**

**Ms. Sylvia stated that this Special Use Permit should be conditioned to allow parking for lot 44 as stated in the previous application. The condition to be that there be a minimum of 10 parking spaces on AP 31 Lot 36 be dedicated for the use of lot AP 31 Lot 44.**

**Century Drywall LLC, 1992 Louisquisset Pike, Lincoln, RI –**

**Application for Special Use Permit to house vehicles, equipment and materials in warehouse located at 1992 Louisquisset Pike, Lincoln, RI. AP 31, Lot 45 Zoned: BL-0.5**

**Ms. Sylvia stated that this application is to clear up some existing nonconformities in regards to zoning. This lot has no parking issues associated with it.**

**Motion was made by member Griffin to accept the TRC recommendations on the three Century Drywall zoning applications as amended were seconded by member Reilly. Motion was approved by all members present.**

## **MAJOR LAND DEVELOPMENT REVIEW**

**b. MacColl Field YMCA AP 25 Lots 58,68,69,71 Master Plan**

**The YMCA of Pawtucket, Inc. Breakneck Hill Road Discussion/Approval**

**Mr. Ranaldi stated that this application is under the 2005 subdivision regulations. The application represents the development of a residential lot. The proposed project comprises a 40,000 square foot recreational building with associated parking. The new YMCA building will be serviced by public water and private force main sewer system. A Use Variance will be required from the Zoning Board for this recreational use in a residential zone. This application received a**

certificate of completeness on July 15, 2009 and the Board has until November 12, 2009 to make a decision. The TRC and the Town engineering department reviewed this application. There is currently water service to the property but the Lincoln Water Commission is requiring it be upgraded for this project which will be a condition of approval. The sanitary sewers are running from a private force main on the property along the edge of the road in the same trench as the Stone Creek Development. The force mains would go to the gravity manhole in Breakneck Hill Road in which it enters the Town sewer system. This force main will be privately owned and maintained by the YMCA until it gets to the manhole. The Stone Creek Development will be upgrading the West Butterfly pump station which is required for either or both of these projects to exist. The applicant would need NBC approval along with RIDOT approval to install this private sewer main. The site generally drains northwest away from Breakneck Hill Road. The plans show several on site storm water detention basins. The Town Engineer feels the drainage system needs additional work. The greatest concern of the TRC was traffic. The applicant has brought their traffic engineer to review this. The intersection of Rt. 146 and Breakneck Hill Road is considered a high hazard intersection by RIDOT. The TRC is concerned with how the YMCA traffic in addition to the Stone Creek Development project will interplay with this high hazard intersection. The traffic report did not answer these questions sufficiently to the TRC. The TRC did not feel comfortable moving this application forward because of these issues.

**Bob Cioffi, executive director of the YMCA in Lincoln gave a brief presentation. Mr. Cioffi introduced Anna Novo who is their traffic engineer who will make a report tonight. Mr. Cioffi also introduced Kevin McBride who is the chief engineer on this project and Dana Newbrook who is the architect of this project.**

**Kevin McBride, chief engineer of this project, made a presentation to the Board. Mr. McBride stated he would handle all the site related issues and Anna would handle the traffic issues. Mr. McBride went over the site layout and stated the new water tie in will be designed at the preliminary stage. The applicant will be tying into the Town sewer system. The utilities will be run down the existing road to Breakneck Hill Road. Member Reilly questioned whether the applicant will still be utilizing that road. Mr. McBride answered yes with some caveats that the traffic engineer will explain. The primary access to this property will be the new road across from the Rt. 146 ramp. There will be three detention basins installed. Their wetlands biologist has reviewed the layout and is comfortable with it but it could be modified per the Town or RIDEM request. There will be a new sewer pump station installed on the property. The new building and the existing daycare building will be tied in immediately. The station will have the capability to tie in other buildings on this property in the future. This station will pump down a private line along Breakneck Hill Road to the Town gravity sewer manhole. The cost of this trenching along Breakneck Hill Road will be shared with the Stone Creek Development. Chairman Olean stopped Mr. McBride and stated that**

**the Board does not want to hear about shared costs. This project is looked at as a stand alone project. If the other development does not go through it would be up to this applicant to provide the services necessary for this project to be installed, including the sewer tie in and the West Butterfly pump station upgrade.**

**Esselton McNulty CEO of YMCA Pawtucket had some comments for the Board. Mr. McNulty stated that the YMCA is prepared to take this as a stand alone project all the way up to and including the West Butterfly pump station upgrade. The YMCA did not go into this project depending on the Stone Creek project to go through. Chairman Olean stated that he brought out this point so there would not be any surprises down the road. Chairman Olean thanked Mr. McNulty for his statement.**

**Kevin McBride continued with his presentation. Mr. McBride stated that the force main will run along the south side of Breakneck Hill Road as close to the edge as possible up to the existing manhole. Electrical lines will be buried. The current electrical service is not buried but will be with this project. Drainage will be into the three detention basins along with some natural infiltration. All existing buildings will remain on site as part of this project. Chairman Olean asked the Town Engineer if she had any questions for Mr. McBride. Ms. Wiegand replied that she has already been in discussions with Mr. McBride and she believes the plan is adequate at the master plan level. Chairman Olean would like to see a complete site plan of the**

entire site, all lots, for this project.

Anna Novo, traffic engineer for the applicant made a presentation. Chairman Olean had a question for Ms. Novo before she started her presentation. Chairman Olean stated that according to the TRC report the traffic report was done in November of 2008. Chairman Olean inquired whether that is the report Ms. Novo is basing her presentation on. Ms. Novo replied that it was from November 2008. Chairman Olean alerted Ms. Novo that the Board will be requesting an updated traffic report. Ms. Novo stated that this report includes the traffic from the proposed Stone Creek Development which would make the information current.

Ms. Novo continued with her presentation. Ms. Novo stated that she has met with the Town Planner and Engineer about the Town concerns on traffic. The traffic study done in November 2008 encompassed the YMCA project along with the Stone Creek Development project and a full build out of the office building adjacent to the YMCA property. A review was done of the past traffic study for this project plus the traffic study for Stone Creek along with information provided by RIDOT for the ramps at Rt. 146. Ms. Novo had to meet with RIDOT to incorporate their concerns along with determining whether a Physical Alteration Permit will be required since there will be no new curb cuts with this project. The ramps of Rt. 146 and Breakneck Hill Road are considered to be high hazard by RIDOT but they are not a high priority to repair due to the lack of

**funds. This project does not warrant a signal on Breakneck Hill Road.**

**If RIDOT or the applicant put signals at the ramps then a signal for this project would be required in order for patrons to safely enter and exit the site. The RIDOT has requested additional information particularly in regards to the property schedule during different times of the year. That information and plans was submitted to RIDOT in June 2009. RIDOT is still reviewing the information and have made no decisions as of yet. Historically, approximately 40% of traffic is in the easterly direction. The YMCA originally did not wish to maintain this lower road. The new thinking is to maintain this road at 22 feet wide and open it during the school year. This would help make traffic flow better especially during the school year and most especially for the school buses. This lower entrance would only be open during peak periods of the school day.**

**Member Reilly expressed concerns about taking left turns out of the site. Ms. Novo stated that the problem exists today and the on-site traffic circulation, especially with the lower entrance, will help that somewhat along with some trimming and relocation of the sign to increase sight distance. Breakneck Hill Road is a scenic roadway so the State is restricted as to the improvements it can provide for the road. Member Bostic suggested making the lower entrance the main entrance thus moving the YMCA traffic further away from the Rt. 146 ramp. Ms. Novo replied that she looked at that as an alternative and it did not work because of the poor sight distance to the left. Mr. Cioffi stated that the YMCA was forced to consider all projects and build**

out for their traffic study to satisfy the State. Ms. Wiegand stated that the plans do have some considerations for easing traffic problems that could be considered possibly as conditions of approval. Ms. Wiegand further stated that the Town is in a difficult spot as these projects require something to be done by RIDOT on Breakneck Hill Road but RIDOT seems to be unwilling to do anything. Several members of the Board expressed the opinion that they don't want to make a bad situation today worse. After lengthy discussions it was decided to let the applicant come back next month hopefully with information from RIDOT.

**c. RJB Properties – Bldg #3 AP 31 Lot 12 Master Plan**

**RJB Properties 640 George Washington Hwy. Discussion/Approval**

Mr. Ranaldi stated that this application is for a land development project at master plan level. This application is under the 2005 subdivision regulations. This application proposes a new 30,000 square foot office building with associated parking. The new office building will be serviced by public water and sewer. If the Board remembers, the southern most area of this parcel had the proposed Marriott Hotel. The middle of this property has an existing office building. This new office is proposed to be in the northern most part of this parcel. This application received a certificate of completeness on July 15, 2009 and the Board has until November 12, 2009 to make a decision. The TRC reviewed this application and had a few concerns.

The plan needs to be approved by the fire department. This project would require a Physical Alteration Permit from RIDOT for the intensification of this commercial lot. The sanitary sewers would go through Blackstone Valley Place then into the NBC interceptor. The detention basins shown on the plan seem to be adequate. A concern of the TRC was that this is the third project on one parcel of land. The developer made certain conditions to get approval of the proposed hotel, most notably were the easements. Those conditions have not been started. The TRC would like to see some action done on the conditions that could be completed now, most notably the easements for the water and sewer lines. The Lincoln Water Commission did not receive the water plan until the TRC meeting. Consequently, the water plan has not been reviewed as of yet. The TRC could not make a recommendation because of the aforementioned issues. These items could be overcome and the TRC would like to see some action taken on these items. Member Reilly inquired whether the TRC discussed any traffic issues. Mr. Ranaldi replied that the TRC briefly discussed it in regards to the PAP but the concerns were higher priority at this master plan stage. Again, none of the improvements for traffic that were conditioned for the hotel have been installed.

Scott Lindgren, engineer for the applicant made a presentation to the Board. Mr. Lindgren stated he would like to give the Board an overview of why the applicant is here now with this building. The applicant was before this Board not that long ago with an application

for a hotel and at that time the applicant was ready to get started. Because of the economic downturn, the hotel is on hold but the developer still plans to go forward with that project in the future. It was always part of RJB Properties plan to have three buildings on this parcel. The applicant currently has new tenants coming into the existing building. The applicant wanted to upgrade the parking areas for this and building the office was part of that plan. The main intent of this plan is to get this property to a higher level for his existing and future tenants. The overall plan shows the parcel build out with the hotel even though it is not yet constructed. The plan shows the utility layout taking into consideration all three buildings. The applicant is working with the Lincoln Water Commission on the separation of the water lines for each building with a master meter for the lot which was committed to at the hearings for the hotel. That work has not been done but would need to be with the approval of this project. Traffic was a big concern with the hotel application. The traffic consultant, Bryant Associates, will submit a report for this application which will show the hotel as existing and add the new office. As of this time, the study appears to indicate that there will be no significant increase in traffic with the addition of this office building. Any conditions placed on the hotel project could be placed on this project also, as they need to be done for either project to move forward. Some of the concerns of the TRC would be completed by Final Plan which did not happen with the hotel project.

Mr. Lindgren continued his testimony. This project represents a

**30,000 square foot gross floor area office building with a 15,000 square foot footprint. The new office is located to the north behind the existing building with associated parking and reconfigured traffic circulation on site. The parking areas would be reconstructed with more green areas. There would be some areas to collect and treat storm water which is not being done presently. The parking shown on your plan is for the existing 38,000 square foot office building and the new 30,000 square foot office building requiring 227 parking spaces. The plan shows 229 parking spaces on the site for these buildings. All utilities are available on site. Drainage systems will be low impact pocket type systems located to the east and on the west of the site. The applicant has met with the Albion Fire Department and resolved any of their issues.**

**Member Reilly questioned the historical cemetery on the plan. Mr. Lindgren stated it was on the plans for the hotel and it is very isolated. Obviously, the cemetery area will not be disturbed. Chairman Olean agreed with the TRC that more information is required to move this application forward and also some of the easement documents should be completed. The Board especially wants to make sure that the Lincoln Water Commission is comfortable with this new plan. Mr. Lindgren stated that his client would like to come back next month to answer these questions of the TRC. Mr. Lindgren stated he would like to have conversations with the Town about the easement documents as the design is not complete and drafting those documents may be premature. Mr.**

**Lindgren stated that he thought the easement for the sewer already existed but he will check into that. Chairman Olean questioned as to what happens if the hotel project is not started or ever built. Mr. Lindgren responded that he will show the Board how these issues would be satisfied if the hotel does not exist. The Chairman stated that this application will be continued to next month's meeting.**

## **SECRETARY'S REPORT**

**The Board was given one set of minutes to review. They are for June 24, 2009. The Town Planner Al Ranaldi stated that he has reviewed these minutes.**

**Motion made by member Reilly to dispense with the reading of the June 24, 2009 minutes was seconded by member Griffin. Motion was approved by all members present.**

**Motion was made by member Griffin to accept the minutes of June 24, 2009 as presented was seconded by member Reilly. Motion was approved by all members present.**

**Motion was made by member Ordonez to adjourn which was seconded by member Bostic at 8:50 pm. Motion was approved by all members present.**

**Respectfully submitted,**

**Russell Hervieux**