

# **LINCOLN PLANNING BOARD**

**OCTOBER 28, 2009**

**APPROVED**

**The regular meeting of the Planning Board was held on Wednesday, October 28, 2009, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.**

**Chairman Olean called the meeting to order at 7:02 p.m. The following members were present: Gerald Olean, Timothy Griffin, Michael Reilly, Kenneth Bostic, John Hunt and Greg Mercurio Jr. Also in attendance were Town Planner Albert Ranaldi, and Joelle C. Sylvia for the Town Solicitor. Russell Hervieux kept the minutes.**

**The following member was absent from this meeting: Wilfred Ordonez.**

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

## **CONSENT AGENDA**

**Chairman Olean reminded members that the consent agenda has two zoning applications, five recorded decisions 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 Griffin to accept the consent agenda as presented was seconded by member Reilly. 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, Major Subdivision Review, be the next items for consideration and was seconded by member Mercurio. Motion was approved by all members present.**

## **MAJOR SUBDIVISION REVIEW**

### **a. Riverfront Estates AP 45 Lots 436 Recommendation to Town Council**

**Dosco, Inc. Angell Road Bond Release/Road Acceptance**

**Mr. Ranaldi stated that this application is a recommendation to Town Council to release the bond on this project. The Town Planner and the engineering department viewed the final pavement and all the recommendations the Board put on this development. The applicant has satisfied all of these recommendations. The TRC recommends that the Board recommend releasing the bond for this project and accepting the road as “Reverie Lane” to the Town Council. Member Mercurio questioned as to who would be responsible to repair the pavement if damaged during the course of construction of the remaining lots. Mr. Ranaldi responded that the developer of the**

**individual lot that caused the damage would be responsible. The Town could hold the Certificate of Occupancy of these lots until the repairs were complete.**

**Motion was made by member Mercurio to recommend to Town Council to release the bond for this project and accept the road as “Reverie Lane” was seconded by member Griffin. Motion was approved by all members present.**

**b. Presidential Estates, Inc. AP 26 Lots 129 Recommendation to Town Council**

**544 Airport Road, Warwick, RI Harris Avenue Bond Release/Road Acceptance**

**Mr. Ranaldi stated that this application is a recommendation to Town Council to release the bond on this project. This project was the subdivision of one lot into ten residential lots. The Town Planner and the engineering department viewed the final pavement. The final coat of pavement was all that was required to complete this project. The TRC recommends that the Board recommend to the Town Council to release the bond for this project and accepting the road as “Presidential Way” to the Town Council.**

**Motion was made by member Mercurio to recommend to Town Council to release the bond for this project and accept the road as “Presidential Way” was seconded by member Griffin. Motion was**

**approved by all members present.**

**c. Angell Road Subdivision- Phase 2 & 3 AP 44 Lots 3, 12, 32 Preliminary Plan**

**Angell Road Development Co. Angell & Whipple Road Extension**

**Mr. Ranaldi stated that this application represents phase II and phase III of this subdivision. The application is requesting an extension of preliminary plan due to financial hardship. The TRC reviewed this application and took into consideration that no construction has started on this piece of land. This application does not represent a danger to the public or interfere with phase I of this project. Therefore, the TRC recommends approval of this preliminary plan extension. Chairman Olean inquired whether Mr. Ranaldi has had any conversations with the applicant. Mr. Ranaldi replied that he has been in communication with the applicant today and they had a conflict with appearing at tonight's meeting. The applicant submitted an email to Mr. Ranaldi and the Solicitor's office making this request and asking the Town to represent them.**

**Motion was made by member Griffin to grant preliminary plan extension of one year was seconded by member Mercurio. Motion was approved by all members present.**

**Agenda Change - Motion was made by member Bostic to amend the Planning Board agenda to have item 9, Secretary's Report, be the**

**next items for consideration and was seconded by member Mercurio. Motion was approved by all members present.**

## **SECRETARY'S REPORT**

**The Board was given one set of minutes to review. They are for September 23, 2009. The Town Planner Al Ranaldi stated that he has reviewed these minutes.**

**Motion made by member Griffin to dispense with the reading of the September 23, 2009 minutes was seconded by member Reilly. Motion was approved by all members present.**

**Motion was made by member Griffin to accept the minutes of September 23, 2009 as presented was seconded by member Reilly. Motion was approved by all members present.**

## **MAJOR LAND DEVELOPMENT REVIEW**

- a. MacColl Field YMCA AP 25 Lots 58,68,69,71 Public Informational  
The YMCA of Pawtucket, Inc. Breakneck Hill Rd Meeting – 7:15 PM  
Master Plan**

**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 were two responses 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 under the 2005 subdivision regulations. This application represents the development of a residential lot which currently is being used by MacColl Field YMCA. The YMCA is proposing a new 40,000 square foot indoor recreational building with associated parking. The building will be serviced by public water and a private force main sewer. A use variance from the Zoning Board will be required. The overwhelming concern of the TRC and the Town with this project is the traffic on Breakneck Hill Road. The developer has proposed a compromise design to get through traffic issues until RIDOT can design and implement permanent solutions. This road has significant traffic issues that will take time for RIDOT to resolve. The YMCA has proposed an internal traffic pattern that we believe will help mitigate traffic issues from this project. The applicant has received a letter from RIDOT agreeing with their internal traffic control design. As mentioned earlier, the YMCA needs a use variance for this project and is on the November 3, 2009 Zoning Board agenda. The applicant would need master plan approval from this Board to be heard by the Zoning Board. The TRC reviewed this application and recommends approval of the master plan.

Bob Cioffi, executive director of the MacColl Field YMCA made a brief

presentation to the Board. Mr. Cioffi stated he was open to any questions from the Board. Member Mercurio stated that he still has concerns about the traffic flow on Breakneck Hill Road. Member Mercurio was concerned about the additional traffic this development will generate along with the proposed development across the street. This latest traffic study does not seem to agree with past traffic studies from that proposed development. Member Mercurio wanted to know if the YMCA is working with the developer of the proposed project across the street regarding possible traffic mitigation. Mr. Cioffi replied that it was his understanding from past Board meetings that this project was to be looked at under its own merits and that the other project would do the same when they come before this Board. Chairman Olean agreed that this development has to be reviewed separately from any other projects in the vicinity. Member Mercurio stated that he wants it on the record that these projects are looked at on a first come first serve basis. Approval of this project could affect traffic designs of other projects in the future. Mr. Ranaldi reminded the Board that the traffic study for the project across the street stated that their project would have no adverse affect on traffic along Breakneck Hill Road. Member Mercurio reiterated that traffic studies of these two projects do not seem to coincide. Mr. Cioffi further stated that the YMCA did a more intensive traffic study per this Board's request so the original report may be a little different.

Chairman Olean opened up the meeting to comments from the public.

**James Jackson of Old Louisquisset Pike had some comments for the Board. Mr. Jackson questioned what the increase in traffic entering Breakneck Hill Road would be. Chairman Olean stated that the applicant's traffic engineer will be able to answer that question in their presentation.**

**Kevin McBride, engineer for the applicant made a brief presentation to the Board. Mr. McBride went over the site plan of this project. The different parts of this development were pointed out to the Board and public. The new facility is approximately 48,000 square feet on the existing site. The new building will be located just southeast of the existing pool. There will be one softball field eliminated because of this development. The existing parking area will be reconstructed to accommodate 222 spaces. The existing road from the front parking area past the barn will be widened slightly to increase internal traffic flow capabilities. There will be some drainage systems underneath the parking lot and two small detention basins behind the YMCA building. This applicant will have to upgrade the Butterfly Estates pump station to handle the additional flow. The applicant is working with the Town on these upgrades and will have a better handle on the design by preliminary plan stage. Member Mercurio stated he only saw one access to Breakneck Hill Road from this project. How would emergency services get onto this property in an emergency event? Mr. McBride responded that the project actually has two accesses to Breakneck Hill Road, the main access to the west of the property and**

**the road along the side of the barn. Mr. McBride believes this will provide adequate access for egress and emergency equipment during an emergency event. Mr. McBride further stated that the applicant has worked with the local Fire Chief to confirm this.**

**Anna Novo, traffic engineer for the applicant made a brief presentation to the Board. Ms. Novo stated that she had a lot of coordination with the Town Engineer when this project got started. Ms. Novo and the Town Engineer went over the traffic issues and studies from both projects on Breakneck Hill Road. Per the Town Engineer's request, the YMCA updated their traffic study to extend up to the ramps at Rt. 146. Our updated traffic study included the proposed project across the street as if it was already built. This traffic study evaluated this site and the neighboring commercial sites as if they were at full build out. During the morning peak hours this facility will generate around 300 vehicle trips. During the evening peak hours this facility will generate around 400 vehicle trips. These numbers reflect full build out of YMCA, office buildings to the west and the development across the street. Ms. Novo also looked at another YMCA facility of the same size to compare traffic data. RIDOT has been looking at the ramps off Breakneck Hill Road for some time. These intersections are considered high hazard. The two designs RIDOT is considering is signals or round-a-bouts. These designs will take some time. The YMCA is proposing to mitigate some traffic issues with an internal circulation design. It has been determined that approximately 40% of traffic leaving the YMCA facility**

wants to turn left to head eastbound on Breakneck Hill Road. The applicant is proposing to open the lower road during peak hours for vehicles to leave and turn left away from the Rt. 146 ramp. This road would only be open during the school year during peak hours and would not be utilized in the summer for safety reasons. The main entrance will also be modified to have a left turn lane exiting the property. The radius of the curbs will also be increased for increased safety for school bus movement. This internal traffic design is to help alleviate additional traffic problems on Breakneck Hill Road until RIDOT can make changes. Member Mercurio had some concerns for how long the Board would be allowing additional traffic, by this development, until RIDOT makes the changes. Ms. Novo responded that it would be around five to six years is her best guess. Ms. Novo also stated that the Town could request RIDOT to examine this stretch of road based on safety concerns. Member Reilly expressed that the time line is uncertain as sometimes these types of State projects take a long time to come to fruition. Chairman Olean questioned what the increased traffic would be from this new building. Ms. Novo replied that there would be some increased traffic due to this building but it would be very minor. Mr. Cioffi stated that their programs are spread out over the course of the day to help mitigate an influx of traffic.

Chairman Olean asked if any other members of the public would like to speak.

**Joe Bruckner of 1813 Old Louisquisset Pike had some concerns for the Board. Mr. Bruckner stated that he has lived there approximately 22 years. Traffic has significantly increased especially with CCRI, Davies Vocational School and the industrial park in Limerock. There are currently issues at the intersection of Old Louisquisset Pike and Breakneck Hill Road especially with speeding and running red lights. Many of these vehicles pass the entrance to YMCA. Mr. Bruckner questioned whether the traffic study took into account these vehicles. Ms. Novo replied that the study does take these into account. Mr. Bruckner inquired whether the YMCA would have evening programs while CCRI also has night classes. Mr. Cioffi stated there are some but are very limited.**

**Motion was made by member Bostic to close the public informational meeting at 7:55 pm was seconded by member Mercurio. Motion was approved by all members present.**

**Motion was made by member Mercurio to move this application to next month's agenda and get some clarification on traffic safety issues was seconded by member Reilly. Mr. Cioffi requested the Board to be more specific as to the type of information requested. Member Mercurio would like to see a time table from RIDOT as to when they fix these traffic concerns on Breakneck Hill Road or the applicant would need a better plan for the intersection at the YMCA driveway. Ms. Novo stated that the proposed internal traffic circulation design will improve the conditions today and that RIDOT**

won't give the applicant a time table. Ms. Novo also stated that there will be some improvements made on the lower driveway entrance as in increased sight distance and moving the current sign. Mr. Cioffi reminded the Board members that the applicant has supplied a letter from RIDOT of their approval of the proposed internal traffic circulation design. Chairman Olean asked Ms. Novo if this information she stated is in the plans submitted. Ms. Novo replied that the information is included in the application documents. Motion was approved by all members present.

## **COMPREHENSIVE PERMIT**

### **a. Almeida Multi-Family AP 5 Lot 26 Public Informational**

**Joseph Almeida, Jr. 1683-1685 Lonsdale Meeting – 7:30 PM  
Master Plan**

Chairman Olean called the Public Informational Meeting to order at 8:08 pm. Roll call of the abutters list was read by the recording secretary. There were two responses 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 alerted the Chairman that neither the applicant, the applicant's attorney or engineer were present. Chairman Olean confirmed with Ms. Sylvia that this public informational meeting could

**still take place even in the absence of the applicant. Chairman Olean expressed that this hearing will continue because there are members of the public present.**

**Mr. Ranaldi stated that the applicant did receive a copy of the TRC report for tonight's meeting alerting them about the public meeting. Mr. Ranaldi stated that this application is for a comprehensive permit reviewed under the 2005 subdivision regulations, comprehensive plan, affordable housing production plan and the Town ordinance for applications for a comprehensive permit. This application represents the development of one lot. The lot currently contains a four unit residential building. The applicant is proposing to raze that building and construct a six unit residential building. This application is a result of a recommendation from the Town in order for this development to conform with the surrounding area which it would not if it was constructed to our current regulations. This residential building would have four market rate units and two affordable units, all rented units. The parking would be in the rear of the property. Access to this property would be to Lonsdale Avenue through an easement on the adjoining property. The TRC has one concern that there is no documentation that public water or sewers are available.**

**Chairman Olean opened up the meeting to comments from the public.**

**Richard Wolf of 1693 Lonsdale Avenue had some questions for the**

**Board. Mr. Wolf questioned what affordable units mean. Mr. Ranaldi stated that all units would be rental units. The two affordable units' rents would be set by Rhode Island Housing. Mr. Wolf asked if that is considered section 8 housing. Mr. Ranaldi replied no. Mr. Ranaldi further stated that the rental charge would be approximately \$1,159 for the affordable units. Mr. Wolf had questions as to what setbacks would this applicant need relief for. Mr. Ranaldi responded that the applicant would need waivers for side setbacks and front setback. The applicant is proposing a fence between this development and Mr. Wolf's property. Mr. Wolf inquired as to the style of fence. Mr. Ranaldi responded that the fence style and height is not shown on the plans. Mr. Wolf had some other issues to speak with Mr. Ranaldi about. Chairman Olean recommended that Mr. Wolf submit his recommendations to the Administrative Officer and they will be considered at further meetings.**

**Alex Dompowski of 1702 Lonsdale Avenue spoke to the Board. Mr. Dompowski questioned who owns the land behind this project. Chairman Olean believes that RIDEM owns that land. Mr. Dompowski expressed a concern that this building was originally a two family home which was changed to a four family home. Now the owner wants to increase it to a six family home. Mr. Dompowski expressed that this is happening throughout this area making these neighborhoods too densely populated. Mr. Dompowski questioned if this development has enough parking. Mr. Ranaldi stated that this application meets the parking requirements.**

**Motion was made by member Hunt to close the public informational meeting at 8:25 pm was seconded by member Bostic. Motion was approved by all members present.**

**Chairman Olean stated he foresees this application being heard at next month's meeting with no conclusion. Since this Board needs to make a decision on master plan by December 2009, an extension of time for the Board will need to be granted by the applicant. Mr. Ranaldi stated that he will notify the attorney and engineer of such.**

**Member Hunt had some concerns about making the building fit into the buildable area of the lot thus eliminating side setback waivers. Member Hunt expressed that reducing the number of units to five may alleviate these concerns. Member Hunt believes that this applicant is asking for too many waivers. Other members of the Board agreed with this thought. Ms. Sylvia had concerns about the access easement. Ms. Sylvia believes the Town Solicitor should review the easement documents before approval of this plan. Chairman Olean expressed that the public had brought up this concern also.**

**Motion was made by member Bostic to adjourn was seconded by member Reilly at 8:32 pm. Motion was approved by all members present.**

**Respectfully submitted,**

**Russell Hervieux**