

LINCOLN PLANNING BOARD

MARCH 24, 2010

APPROVED

The regular meeting of the Planning Board was held on Wednesday, March 24, 2010, 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, Kenneth Bostic, John Hunt and Greg Mercurio, Jr. Also in attendance were Town Planner Albert Ranaldi, Town Engineer James Bernardino and Joelle Sylvia for the Town Solicitor. Russell Hervieux kept the minutes.

The following members were absent from this meeting: Michael Reilly, Timothy Griffin and Wilfred Ordonez.

Chairman Olean advised that four members were present; have quorum.

CONSENT AGENDA

Chairman Olean reminded members that the consent agenda has seven zoning applications 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 Bostic to accept the consent agenda as presented was seconded by member Hunt. Motion was approved by all members present.

Town Planner Al Ranaldi introduced the new Town Engineer James Bernandino to the Board. The Board welcomed him.

MAJOR SUBDIVISION REVIEW

- a. Stone Way Subdivision AP 23 Lot 91 Preliminary Plan
Crescent Properties, Inc. Dexter Rock Road Discussion/Approval**

Mr. Ranaldi stated that this application received a certificate of completeness on March 16, 2010. The Board has until June 14, 2010 to make a decision on preliminary plan. This application represents a subdivision of one lot into three single family residential lots with a new roadway. During the master plan review of this project the Board granted two waivers. The applicant is proposing those same two waivers to make this application work. The TRC had some concerns with this which were detail oriented. The Town Engineer provided the applicant with a memo that addressed the concerns. The one major concern that needs to be brought to this Board's attention is the detention basin. The Town is concerned with the long term safety of the basin in it's current design. We recommend that the dike around the basin be expanded to ten feet in width around the 100 year flood

elevation. The applicant's engineer was given some options as to how to accomplish this in the very tight easement area. The plan currently does not show any sidewalks. The applicant's engineer stated that was an oversight and will be put back onto the plans. Street trees will be added back on the plan. The curbing is a different type than what is normally installed in this Town. The curbing the applicant is proposing is similar to a Cape Cod berm but is still made of granite. The Town feels that this type of curbing is unacceptable. The TRC feels that the applicant should come back and address all these concerns.

Daniel Campbell, professional engineer representing the applicant, made a presentation to the Board. Mr. Campbell stated that they received the comments from the Town on Monday afternoon. Mr. Campbell met with the Town Engineer and Town Planner yesterday. The applicant plans on addressing all the comments. The trees were specified in the notes but they will also be drawn on the plan. Mr. Campbell will work with the Town Engineer to increase the berm around the detention basin. The curbing concern came up yesterday and the argument of the applicant is that we are supplying granite curb. The detail in the Town subdivision standards just says granite curb and does not state how it is to be installed. The applicant proposed sloped granite curb which does meet the dimensional requirements. Other than that, the applicant would like to request to be put on the agenda for April meeting. Hopefully, all concerns can be taken care of by next meeting in order to move to a public hearing.

Chairman Olean asked Ms. Sylvia if this Board has the right to specify how the curb is to be installed. Ms. Sylvia stated that the regulations must be followed but the Board can further specify details. Chairman Olean reminded Mr. Campbell that the time for the Board to make a decision is getting short. Mr. Campbell stated that the applicant is trying to move as quickly as possible.

Mr. Ranaldi wanted to bring another concern to the Board's attention. There is an easement on the property currently for a neighboring lot. In the current layout, this easement will be in the proposed public right of way. Mr. Campbell explained that there is an existing 15 foot wide easement that goes up the property line where the roadway is designed to be. The easement benefits the abutting parcel so they can access the rear of their parcel. The applicant will provide a curb cut on that side of the road for the abutting parcel to continue having access to the rear of this property. The applicant and the abutting property owner will have to work out the legal aspects of this roadway over the easement. Ms. Sylvia stated that the easement could remain in place if need be because the purpose of the easement will still be served. This application will be continued to next month's agenda.

SECRETARY'S REPORT

Chairman Olean had a letter of resignation from member Greg Mercurio Jr. and asked the recording secretary to read it aloud. The

letter was dated March 16, 2010 and addressed to Mr. Keith Macksoud, Town Councilman District 3. Member Mercurio's resignation will become effective as of April 1, 2010. The letter is attached to these minutes as part of the record. Chairman Olean thanked member Mercurio for his eight years of service to the Planning Board and it is with great regret that we wish him goodbye.

The Board was given one set of minutes to review. They are for February 24, 2010. The Town Planner Al Ranaldi stated that he has reviewed these minutes.

Motion made by member Bostic to dispense with the reading of the February 24, 2010 minutes and accept them as presented was seconded by member Hunt. Motion was approved by all members present.

Motion was made by member Mercurio to adjourn was seconded by member Bostic at 7:21 pm. Motion was approved by all members present.

Respectfully submitted,

Russell Hervieux