

LINCOLN PLANNING BOARD

JUNE 22, 2011

APPROVED

The regular meeting of the Planning Board was held on Wednesday, June 22, 2011, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.

Chairman Olean called the meeting to order at 7:05 p.m. The following members were present: Gerald Olean, Kenneth Bostic, Timothy Griffin, John Hunt and Michael Reilly (arrived late). Also in attendance were Town Planner Al Ranaldi and Town Solicitor Anthony DeSisto. Russell Hervieux kept the minutes.

The following member was absent from this meeting: Jeffrey Delgrande. Member Delgrande called the Administrative Officer about his intended absence.

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

CONSENT AGENDA

Chairman Olean reminded members that the consent agenda has only 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 Hunt. Motion was approved by all members present.

MAJOR SUBDIVISION REVIEW

- a. Kirkbrae Ledges Subdivision Phase 11 AP 32 Lot 45
Pre-application Discussion
Kirkbrae Ledges, LLC Lancers Lane Preliminary Plan
& Hemlock Road**

Member Reilly arrived at the meeting prior to this presentation.

Nicholas Goodier, attorney for the applicant, made a brief presentation to the Board. Attorney Goodier stated that the applicant is here tonight for an informal discussion on the future application for preliminary plan on this project. The purpose of this discussion is to re-familiarize the Board with this long ongoing project. The master plan was approved in 2006. The applicant would like the Board's comments on the new designs added since master plan. Chairman Olean wanted the Town Planner to explain the TRC position on this application at this point.

Mr. Ranaldi stated that the staff has been working with the applicant for a number of months on this project. Unfortunately, the TRC

received plans that did not reflect the items that were discussed. The TRC did not have the plans that are in front of the Board tonight. Some staff members were able to review these plans but the TRC as a group was not able to discuss these plans. Chairman Olean reminded the applicant that the Board relies very heavily on the TRC report. The Board will not render any decisions or opinions on information given at this meeting before the TRC can review and make recommendations.

Attorney Goodier continued with his presentation. Mr. Goodier stated that the intent was to let the Board catch up with this project. Chairman Olean again reminded the applicant that information has to be brought before the TRC first then to this Board. Mr. Goodier then stated that maybe the applicant should just touch upon some points tonight until the TRC can do a review. Member Reilly stated that he attended the TRC meeting and that the information was not available to make a recommendation to his Board. The process would go quicker if the information is brought to the TRC for recommendation before it comes to this Board. Al Ranaldi stated that there are 4 issues that need to be gone over which are listed in the TRC report. Three of the four issues were accepted in the master plan approval of October 26, 2006. Chairman Olean expressed that it would be more advantageous for this applicant to resolve these issues and go before the TRC. Most members agreed that the applicant should get a recommendation from the TRC before coming to this Board.

Motion made by member Hunt to refer this application to the TRC for review was seconded by member Bostic. Motion was approved by all members present.

MAJOR LAND DEVELOPMENT REVIEW

a. Kirkbrae Glen Apartment Building AP 31 Lot 21 Pre-application Discussion

Kirkbrae Glen, Inc. 177 Old River Rd. Master Plan

Mr. Ranaldi stated that this is a pre-application discussion at a master plan level. The Board has not seen this project before. This application is under the 2005 subdivision regulations. This application proposes an additional multifamily residential building and associated parking onto a 3 acre site. This site is currently being utilized by three multifamily housing units. The TRC reviewed the plan submitted and had six concerns with the plan. The applicant would need a use variance, zone change or comprehensive permit application. The existing number of parking spaces does not meet present day zoning. There is sufficient sewer and water capacity however; the water line on the southerly side of the parcel is not designated by an easement. The Lincoln Water Commission would like to have a utility easement established. The proposal calls for 12 additional units therefore 2 would have to be deed restricted as affordable. This proposal may fall under RIDEM's new low impact

development regulations.

John T. Walsh Jr., attorney for the applicant, made a brief presentation to the Board. Chairman Olean asked Mr. Walsh if he is familiar with the TRC report. Mr. Walsh stated that he was not. Chairman Olean inquired as to how the applicant is planning on proceeding either with a zone change or a comprehensive permit. No answer was provided.

Cari Powers, engineer for the applicant, made a presentation to the Board. Ms. Powers stated that this project is on Old River Road with Kirkbrae Country Club directly across the street. The site currently has three buildings and the applicant is proposing to add a fourth building which will add 12 units. There are 57 units on site currently and with this proposal there will be 69 units. There will be 24 parking spaces added to the site which is two per new unit. The applicant understands that they will need a variance for parking for the existing units which only have 1.5 spaces per unit. The utilities will be run down the side of the site and the design will incorporate low impact drainage. Ms. Powers stated that the applicant is looking for guidance from the Board of any issues that would need to be clarified for master plan submission. Chairman Olean stated that there are no glaring issues but the applicant has to decide what direction they will be taking either a comprehensive permit or zone change. Several discussions took place about the different procedures for applying and how the affordable element would be included. Town Solicitor

Anthony DeSisto explained the differences between the application processes.

Motion made by member Reilly to adjourn at was seconded at 7:42 pm by member Griffin. Motion was approved by all members present.

Respectfully submitted,

Russell Hervieux

Technical Review Committee Report

On June 15, 2011 at 3:00 pm, the Technical Review Committee met to review the agenda items for the June 22, 2011 meeting of the Planning Board. In attendance were Al Ranaldi, John Faile, Michael Gamage, Laszlo Siegmund, Russell Hervieux, Michael Reilly, and Peggy Weigner. Below are the Committee's recommendations.

Major Subdivision Review

a. Kirkbrae Ledges Subdivision – Phase 11 AP 32 Lot

45 Pre-Application Discussion -

- Kirkbrae Ledges, LLC Lancers Lane Preliminary Plan

This major subdivision project is under the 2005 Subdivision Regulations and represents the subdivision of one lot into 10 single-family residential lots and one undeveloped lot to be deeded as permanent open space. Ten house lots are proposed to be developed off of an extension of Lancers Lane. This street extension will have two new cul-de-sacs. On October 26, 2006, the Master Plan was approved with conditions. The master plan approval was for 11 single-family residential lots. Several extensions were granted by the Planning Board. The Master Plan approval expires on June 15, 2012. The applicant requested a pre-application review by the technical review committee and the Planning Board to receive feedback before they move forward with a preliminary plan submission. This is a pre-application discussion. There is no time line or vote required. The Town Planner, Engineer, and Zoning Official met several times with the applicant over the last

several months. Several options were discussed. Unfortunately, the design alternatives and proposed waivers were not incorporated onto the plan submission we received for the June meeting. Therefore, the TRC could not offer any recommendations to the Planning Board. The applicant was advised of this turn of events and have decided to proceed with the pre-application discussion with the Planning Board.

Major Land Development Review

a. Kirkbrae Glen Apartment Building AP 31 Lot 21 Pre-Application Discussion -

- Kirkbrae Glen, Inc. 177 Old River Rd Master Plan

This major land development project is under the 2005 Subdivision Regulations and represents the addition of an additional multi-family residential building and associated parking to the site. The existing parcel of land is located on Old River Road and is approximately 3 acres in size. There are three existing multi-family apartment buildings and associated parking on it. The lot is serviced by public sewers and water. The zoning of the parcel is mixed. The first three quarters of the parcel is zoned RS-12 and the back one quarter is zoned RG-7. The proposed building will have 12 units. This is a pre-application discussion before master plan submission. No time line or vote is required at this stage of review.

The Technical Review Committee reviewed the submitted plan entitled, "Kirkbrae Glen, Inc. - Proposed Building, AP 31, Lot 21, Lincoln, Rhode Island" and designated "Drawing No. C1". The plan was prepared by Pare Corporation and is dated June 2011. The following are the TRC's comments:

1. The proposed building will need zoning relief for the use. The applicant can pursue a Use Variance, a Zoning Change, or a Comprehensive Permit.

2. The existing number of parking spaces and the proposed number

of spaces do not meet the present day zoning requirement of 2 parking spaces per dwelling unit. A variance of the parking requirements is required or the applicant can add additional spaces to meet this requirement.

3. It appears that there is sufficient sewer capacity for the proposed building. This would have to be confirmed by the Town's sewer department.

4. Public water is available for the proposed building. However, the existing public water line that runs through the southerly edge of the parcel is not designated by an easement. The Lincoln Water Commission asks that an official utility easement is established in order to eliminate any confusion of ownership or access.

5. The proposed building will have 12 residential units. Therefore, the Town's affordable housing requirements apply. The applicant will need to designate and deed restrict 2 units within the complex as affordable for a period not less than 30 years. These units will have to be reviewed and approved by Rhode Island Housing.

6. This project falls under the new DEM low impact design (LID) standards for stormwater runoff . These standards will need to be applied to the new building and its associated parking area.

Zoning Applications (*) – July's Zoning Applications

The July Zoning Board meeting is cancelled due to a lack of applications.

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

Albert V. Ranaldi, Jr. AICP

Administrative Officer to the Planning Board