

LINCOLN PLANNING BOARD

MARCH 28, 2012

APPROVED

The regular meeting of the Planning Board was held on Wednesday, March 28, 2012, 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, John Hunt, Michael Reilly, Kenneth Bostic, and William Murphy. Also in attendance were Town Planner Al Ranaldi, Town Solicitor Anthony DeSisto and Town Engineer Laszlo Siegmund. Russell Hervieux kept the minutes.

The following members were absent from this meeting: Timothy Griffin and Jeffrey Delgrande. Members Griffin and Delgrande called the Chairman and were excused.

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

PLANNING BOARD ELECTIONS

Motion made by member Bostic to defer the Planning Board Election of Officers until next month was seconded by member Hunt. Motion was approved by all members present.

CONSENT AGENDA

Chairman Olean reminded members that the consent agenda has five zoning applications, one recorded decision 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 accept the consent agenda as presented was seconded by member Murphy. Motion was approved by all members present.

MAJOR LAND DEVELOPMENT REVIEW

**a. Albion Commons AP 41 Lot 9 Public Hearing–7:00 PM
Link Commercial Properties, LLC 616 George
Washington Preliminary Plan
Highway Discussion/Approval**

Chairman Olean called the Public Hearing to order at 7:07 pm. Roll call of the abutter's list was read by the recording secretary. There were no responses to the reading of the abutter's list. Chairman Olean called for any other abutter in the audience whose name was not read to be recognized. No responses were given.

Mr. Ranaldi stated that this application is for a commercial

development at preliminary plan stage. The Board has until June 14, 2012 to make a decision. This application represents a single commercial lot with three proposed buildings. The buildings proposed are a bank, a restaurant and a retail building. The TRC's comments are the same as last month.

John Shekarchi, attorney for the applicant, made some brief comments to the Board. Mr. Shekarchi stated that his client went before the Area of Planning Concern and received a positive recommendation.

Richard Bzdyra, engineer for the applicant, made a presentation to the Board. Mr. Bzdyra stated that discussion from the APC meeting requested extra plantings along the front of the property. This large grassed area is part of the State right-of-way. The applicant planned on keeping this as a manicured lawn. The applicant is willing to plant some shrubs along the front property line to soften the view from George Washington Highway as requested by the APC. The other concern brought up is the lack of a loading zone for the restaurant. The loading zone wasn't shown on the plan because they do not have a tenant for the restaurant at this time. A loading zone will be provided and shown on the plan once a potential tenant can work out the design and location. A new entrance off George Washington Highway is proposed to replace the existing entrance and an entrance off Albion Road. The applicant does have approvals from RIDOT.

Stephen Pilz, landscape architect for the applicant, made a brief presentation to the Board. Mr. Pilz stated that the landscape plan proposed to have interior and perimeter plantings for the parking and isles as well some sensitivity to adjoining neighbors. The neighbors across the street from the northwest corner of the property had some concerns at the APC meeting. The applicant proposes to add some plantings to the northwest corner of the property to provide better screening for these neighbors. There will be no lights pointed off the property. Most lighting will be wall packs mounted to the buildings. The plantings along the north and east property lines will be protected and preserved. The right-of-way grassed area will be preserved along with adding some minor plantings. The sign to be placed in the grassed area was to put there to keep the look balanced.

Chairman Olean asked Mr. Ranaldi to give a brief overview of how the APC came to their positive recommendation. Mr. Ranaldi stated that all commercial properties especially along Rt. 116 have to be reviewed by the Area of Planning Concern. That review is basically for landscaping, lighting and outdoor aesthetics to make the project fit into the other properties along that area. The APC reviewed this application and recommended a positive recommendation. However, there were two areas that they wanted more detail on. There will be another meeting to finalize those issues. The two areas of concern are the parking lot lighting and building signage. The APC did give the applicant a positive recommendation and felt that this project is

moving in the right direction.

Chairman Olean now opened the meeting to comments from the public. There were no members of the public that came forward to speak. Motion was made by member Hunt to close the Public Hearing at 7:17 pm was seconded by member Bostic.

Motion made by member Bostic to approve preliminary plan with conditions as outlined in the TRC report was seconded by member Hunt. Motion was approved by all members present.

MAJOR SUBDIVISION REVIEW

a. Cara Drive Extension AP 17 Lot 95 Public Informational Meeting–7:00 PM

**Verna Derderian Cara Drive Master Plan
Discussion/Approval**

Chairman Olean called the Public Informational Meeting to order at 7:19 pm. Roll call of the abutter's list was read by the recording secretary. There were several responses to the reading of the abutter's list. Chairman Olean called for any other abutter in the audience whose name was not read to be recognized. No responses were given.

Mr. Ranaldi stated that this application is for a major subdivision due

to the extension of Cara Drive. The Board has until April 18, 2012 to make a decision regarding master plan. The proposed project is to extend Cara Drive and construct three residential house lots and associated drainage. The applicant is requesting three waivers of the subdivision regulations. The first waiver request is for the street right-of-way to be reduced from 50 feet to 40 feet to match the pavement width that exists on Cara Drive. The other two waiver requests are for lot width to depth ratio greater than 2 ½ to 1 for lots #4 and #5. The TRC reviewed the three waiver requests and feel that they were not created by the applicant and recommend approval of the waivers. The storm water runoff would be behind proposed lot #3.

The TRC, based on the level of review, recommends master plan approval barring any unforeseen comments from the public.

Daniel Campbell, engineer for the applicant, made a presentation to the Board. Mr. Campbell stated that his client is here tonight for a Public Informational Meeting for the extension of Cara Drive. The existing roadway ends in a temporary cul-de-sac with a defeasible easement. This proposal extends the roadway approximately 230 feet to a new cul-de-sac with three new residential lots. The applicant has preliminary approval from the Lincoln Water Commission and received comments about the drainage which will be dealt with at preliminary plan stage. The existing property fronts on Olney Avenue, Cara Drive and Cobble Hill Road.

Chairman Olean opened the meeting to comments from the public.

Several members of the public came forward.

Karen Cipriano of 1 Cara Drive spoke about water pressure concerns. Ms. Cipriano asked if water pressure would be improved with this project. Mr. Campbell stated that the Lincoln Water Commission has stated that there is adequate water pressure for this development.

Warren Smith asked where the drainage would be sent since Olney Avenue has some drainage issues today. Mr. Campbell stated that the proposal calls for capturing the water in the current cul-de-sac and the new development and directing to a drainage basin on the applicant's property.

Henry Cipriano of 1 Cara Drive spoke about concerns with the existing catch basin at the end of Cara Drive. Mr. Campbell replied that the catch basin will be removed along with the existing cul-de-sac. The water will then be funneled into the new drainage system as part of this project. Mr. Cipriano wanted to know if the existing drainage problems will be relieved or made worse. Mr. Campbell replied that it will get better since this project will capture the water before it gets to the houses. Mr. Cipriano wanted to know if there will be any further development beyond this project. Mr. Campbell stated that he did not know.

Keith Thibault of 4 Cara Drive wanted to echo the concerns of the

neighbors about the poor water pressure in the area. Mr. Thibault wanted to know what was being done for curbing. Mr. Campbell replied that the roadway extension will have granite curbs per the subdivision regulations.

Robert Goodreau of 304 Reservoir Avenue had concerns about the storm water runoff from this development, as his property is downhill from this project. Mr. Goodreau also wanted to know if the detention basin will have fencing around it to protect the children. Mr. Campbell explained how the drainage would work for this project. The water issue he is seeing is from runoff on the lot owned by City of Pawtucket. Therefore this development won't make that situation better but it also will not make it worse. There is currently no fence around the detention basin because it is only two feet deep. The applicant will discuss this issue with the Town at the next submission.

Henry Cipriano asked if the applicant knew what type or size of houses will be constructed. Mr. Campbell replied that the plans show a house with a 1,800 square foot footprint. Normally a larger house is shown on the plans for drainage calculation purposes. Mr. Cipriano also inquired about a retaining wall proposed to be installed. Mr. Campbell stated that the retaining wall has been removed from the plans.

Robert Brierly of 47 Olney Avenue spoke in favor of this

development. Mr. Brierly stated that he feels this will correct the current drainage problem on Cara Drive.

Verna Derderian, owner of the property, wanted to reassure the neighbors that this project will not do anything to injure the neighborhood. Ms. Derderian stated that she is working with the Town and will continue to do so to have a good project for all.

Motion made by member Reilly to close the public informational meeting at 7:51 pm was seconded by member Murphy. Motion was approved by all members present.

Motion made by member Hunt to accept the TRC recommendations and approve master plan was seconded by member Reilly. Motion was approved by all members present.

RECOMMENDATION TO TOWN COUNCIL

a. 2012 Community Development Block Grant Application (CDBG) Review/Discuss/Approve

Mr. Ranaldi stated that this year the Town is eligible for a maximum of \$300,000 to apply for the Community Development Block Grant. The Town is proposing seven projects. Three of the seven projects are for sub-recipients which are community service organizations that work within the Town. The Town has applied once again for our

housing rehabilitation program where the Town provides grants to homes that qualify with building code violations. The Town has applied for funds for the Family Literacy Center which provides services to children and families. The largest project being proposed is the Lonsdale, Front Street, revitalization. This is to provide reconditioned sidewalks and bring sidewalks into ADA compliance. This project would include the restriping of cross walks. The Board is charged with confirming that the proposals are consistent with the Comprehensive Plan. All of the proposed activities are included or mentioned in the Comprehensive Plan. The TRC reviewed the application and felt that it is consistent with the Town of Lincoln's Comprehensive Plan. The TRC recommends that the Board send a positive recommendation to the Town Council.

Motion made by member Bostic to accept the TRC recommendations and send a positive recommendation to the Town Council in regard to the CDBG was seconded by member Murphy. Motion was approved by all members present.

SECRETARY'S REPORT

The Board was given one set of minutes to review. They are for December 28, 2011. The Town Planner Al Ranaldi stated that he has reviewed these minutes.

Motion made by member Reilly to dispense with the reading of the

December 28, 2011 minutes and accept as presented was seconded by member Hunt. Motion was approved by all members present.

Motion made by member Reilly to adjourn at was seconded at 8:01 pm by member Murphy. Motion was approved by all members present.

Respectfully submitted,

Russell Hervieux

Technical Review Committee Report

On March 20, 2012 at 3:00 pm, the Technical Review Committee met to review the agenda items for the March 28, 2012 meeting of the Planning Board. In attendance were Al Ranaldi, John Faile, Russell Hervieux, Peggy Weigner, Michael Gagnon, Michael Reilly, and Michael Gamage. Below are the Committee's recommendations.

Major Land Development Review

a. Albion Commons AP 41 Lot 9 Public Hearing – 7:00 PM

- Link Commercial Properties 618 George Washington

This major land development project is under the 2005 Subdivision Regulations and represents the redevelopment of 2.06 acre commercial lot. The proposed redevelopment of this property is to remove the existing 1-story commercial building and construct three separate commercial buildings with associated parking areas. One building is designated as “Proposed Retail – 6750 sqft”. Another building is designated as “Proposed Bank – 3,500 sqft”, and the other building is designated as “Proposed Restaurant – 3,100 sqft”. The project exceeds all of the commercial parking requirements. All surface water runoff is proposed to be directed into the existing on-site underground storm water mitigation systems. This project is in front of the Planning Board for a Public Hearing at the Preliminary Plan stage of review.

On February 15, 2012, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan review must be made by June 14, 2012, or within such further time as may be consented to by the applicant.

The preliminary plan submission contains a set of plans entitled, “Albion Commons, AP 41 Lot 9, George Washington Highway,

Lincoln, Rhode Island”, prepared for Link Commercial Properties, LLC. The submission has sixteen sheets and is dated February 3, 2012. Also in the submission is a State of Rhode Island and Providence Plantations, Inter-Office Memorandum, dated January 26, 2012, to Paul Annarummo, P.E. Division Administrator Highway and Bridge Maintenance, from Vincent J. Palumbo, P.E. Managing Engineer/Road Design, subject: Physical Alternation Permit No. 110912-A, Northeast corner of Albion Rd/Route 116 intersection, Lincoln, Rhode Island. A letter dated February 2, 2012, to Richard Bzdyra, PLS, Ocean State Planners, 1255 Oaklawn Avenue, Cranston, Rhode Island, from Byron R. Molmes, P.E. of Holmes Engineering, Inc., regarding 618 George Washington Highway, Lincoln, Rhode Island. A letter dated February 3, 2012, to Link Commercial Properties, Inc. 1150 New London Avenue, Cranston, Rhode Island 02920, from Joseph A. Bucci, P.E. Managing Engineer, Highway and Bridge Maintenance Division of the Rhode Island Department of Transportation, regarding 110912-A Rt. 116 – GW Hwy. & Albion Road. A letter dated January 25, 2012, from Anthony DeSisto of Anthony DeSisto Law Associates, LLC, to Albert V. Ranaldi, Jr. AICP, Lincoln Town Planner, regarding Albion Road, Albion Commons Application for Master Plan Approval AP 41 Lot 9 George Washington Highway. An approved State of Rhode Island and Providence Plantations, Department of Transportation, Physical Alteration Permit #110912-A.

The Technical Review Committee reviewed the proposed

development according to the Land Development and Subdivision Regulations preliminary plan submission requirements. Below are the TRC's recommendations.

Site Layout

The proposed site layout is similar to the existing site layout. However, three elements are proposed to change. The proposed application shows the relocation of the existing access point on George Washington Highway. The applicant proposes to move the access point approximately 50 feet northwest of the existing access point. This new entry is proposed to have egress and ingress lines. The Department of Transportation has reviewed and approved this change as part of Physical Alteration Permit #110912-A.

The second element is the proposed combination of two existing access points into one access point on Albion Road. This new entry is proposed to have egress and ingress lines. The Department of Transportation has reviewed the entire project as part of Physical Alteration Permit #110912-A.

The third element is the addition of several landscaped islands that will serve to direct and separate parking areas and patrons within the property. These landscaped islands will provide much needed vegetation to this existing large asphalted area. The TRC does not have any concerns regarding configuration of these landscape islands.

The submitted plans show two areas of conflict along the property line between Albion Road. The survey shows that some of the public

highway is located on private property while some private infrastructure improvements are located on public property. However, neither the Town nor the State has officially accepted the ownership of this portion of Albion Road. The Town still contends that the roadway is a State roadway.

The applicant has proposed a resolution to this problem in which the subject land parcels are exchanged between parties according to the existing property line survey. According to the letter dated January 25, 2012, from Anthony DeSisto of Anthony DeSisto Law Associates, LLC, to Albert V. Ranaldi, Jr. AICP, Lincoln Town Planner, regarding Albion Road, Albion Commons Application for Master Plan Approval AP 41 Lot 9 George Washington Highway, Town Solicitor DeSisto recommends that the applicant petition the Lincoln Town Council for a cross-easement to accommodate the proposed redevelopment project. The TRC feels that this resolution as presented in the site plans is reasonable and makes for a better project. The proposed easement was reviewed and approved by the Town Council during their March 20, 2012 meeting. As a condition of preliminary plan approval, the TRC would like to have this cross-easement executed and recorded.

Zoning Requirements

The Technical Review Committee wants to advise the applicant about the Town's sign requirements. It has been the committee's experience that most commercial businesses want more signage than what the Town permits by right. In most cases, the commercial

businesses had to go before the Zoning Board for dimensional relief. The TRC recommends that the applicant starts this discussion with all proposed businesses so the necessary steps can be taken in advance.

The submitted preliminary plans show a proposed pylon sign to be located within RIDOT's right-of-way. This sign would require a review and approval by the RIDOT and a use variance from the Town's Zoning Board. According to our zoning ordinance, all signs must be located on the same parcel of land in which the commercial business is located. The TRC recommends that the applicant begins the necessary steps as soon as possible. This sign will also have to be reviewed by the Area of Planning Concern which is scheduled to meet on this project on March 28, 2012 at 3:00.

The proposed project exceeds the commercial parking requirements for the uses shown. The applicant has submitted a landscaping plan as part of this submission. The TRC would also like to review a proposed lighting plan. These plans will also have to be reviewed by the Area of Planning Concern.

Storm Water Runoff

All surface water runoff is proposed to be directed into the existing on-site storm water mitigation systems. The existing systems connect to the State's storm water mitigation system within George Washington Highway. The combination of the two systems was reviewed and approved as part of Physical Alteration Permit #110912-A. This proposed re-use of the existing drainage system is

acceptable to the Town. It is, however, strongly recommended by the TRC that all the underground components of the drainage system intended for re-use be thoroughly cleaned prior to installing any new pavement and the inlets be protected with hay bales until all construction work is completed. If the Planning Board agrees with this recommendation, the TRC would like to include this as a condition of preliminary plan approval.

Traffic Impact Study

A traffic impact study of the proposed project was conducted. The study concluded that the proposed redevelopment has successfully been designed to maintain a desirable level of traffic safety and efficiency on the surrounding roadway system. The study also noted that the estimated increase in traffic will have little effect of the overall operations on George Washington Highway and the existing level of service will remain at its existing level.

The project is in front of the Planning Board for a public hearing. Barring any unforeseen concerns brought out during the hearing, the TRC recommends Preliminary Plan Approval with Conditions. The following items are the recommended conditions of approval.

- 1. The Albion Road cross-easement between the Town and the property owner be executed and recorded.**
- 2. The applicant incorporates any recommendations offered during the Area of Planning Concern meeting.**
- 3. All existing underground components of the drainage system**

intended for re-use shall be thoroughly cleaned prior to installing any new pavement and the inlets be protected with hay bales until all construction work is completed.

4. The site plan be recorded as final plan. The site will show the proposed buildings and parking lot layout and a notation of all permits received.

Major Subdivision Review

a. **Cara Drive Extension AP 17 Lots 95 Public Informational Meeting – 7:00 PM**

- **Verna Derderian Cara Drive Master Plan Discussion / Approval**

This major subdivision project is under the 2005 Subdivision Regulations and represents the subdivision of one large lot into five single-family residential lots. Three of the proposed house lots are to be developed off of an extension of Cara Drive. This subdivision is classified as a major subdivision due to the proposed street extension. On December 19, 2011, the master plan submission received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the master plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the master plan review must be made by April 18, 2012, or within such further time as may be consented to by the applicant. This project is in front of the Planning Board for a Public Informational

meeting at the Master Plan stage of review.

The Technical Review Committee reviewed the proposed development according to the Land Development and Subdivision Regulations master plan submission requirements. The submission includes a set of plans entitled “Cara Drive – Extension, Major Subdivision Master Plan Cara Drive, Lincoln, Rhode Island” and dated January 2011. Three revisions are noted on July 12, 2011, November 30, 2011, and December 07, 2011. The plans were prepared by Level Design Group of Plainville, Mass. for Verna Derderian, 101 Cobble Hill Road, Lincoln, Rhode Island. The plan set contains 5 pages (Cover page, MP-1.0, MP-1.1, MP 2.0, and MP 2.1). The submission also contains: a letter dated December 7, 2011 from Daniel Campbell, P.E. of Level Design Group, and a report entitled “Land Development and Subdivision Application for AP 17 Lots 95 and 96, Cara Drive Extension, Lincoln, Rhode Island” and dated January 10, 2011. The report was prepared by Level Design Group. Sheet MP-2.1 was revised and resubmitted to the Town on February 3, 2012.

Below are the Technical Review Committee comments.

Site Layout

Cara Drive is a cul-de-sac roadway off of Olney Avenue. Cara Drive is approximately 280 feet long and offers public sewer and water. The property is situated in a RS-12 Residential zone. Currently, four houses front off of the roadway. The proposed subdivision is to extend the existing roadway, public sewer, and public water by

approximately 240 feet. The existing cul-de-sac will be eliminated. The roadway would end in a new cul-de-sac and would allow for the creation of three residential house lots.

The structural aspects of the new cul-de-sac will be established by the creation of a 2:1 sloped area that would extend approximately 25 feet further than the pavement. This slope is the normal slope for highway embankments. Each house lot exceeds the required buildable lot area. Proposed Lot #3 would contain a drainage structure on it.

The TRC reviewed the site layout and expressed one concern at this review stage. The TRC recommends that a guard rail be installed at the end of the cul-de-sac. The guard rail should be placed in the line of the incoming traffic and be approximately 45 feet in length. A steel reinforced timber guard rail is acceptable to the Town. This guard rail will offer traffic protection without interfering with snow removal.

Subdivision Waivers

The applicant is requesting four subdivision regulation waivers. They are:

- 1. Section 23, Article C (5) – “Street right-of-way shall not be less than fifty (50) feet, and street pavements measured between faces of curbing centered within the property lines shall not be less than thirty (30) feet in width”. The applicant is requesting to reduce the width of the street right-of-way to match the existing right-of-way of Cara Drive. Their request is to reduce the right-of-way to forty (40) feet, and a pavement width of approximately twenty-three (23) feet.**

2. Section 23, Article E (4) – “The proportion of average lot depth to average lot width shall not exceed the ratio of 2.5:1. Proposed Lot #4 does not meet this requirement.

3. Section 23, Article E (4) – “The proportion of average lot depth to average lot width shall not exceed the ratio of 2.5:1. Proposed Lot #5 does not meet this requirement.

The TRC discussed the above subdivision waivers and feels that each waiver is reasonable. Waiver #1 is required so that the new roadway will match the existing width of Cara Drive. Presently, the Cara Drive public right-of-way measures forty (40) feet wide and has a twenty-three foot wide paved surface. The need for waiver #2 and #3 is due to the existing configuration of the original lot. There is no reasonable way to eliminate these configurations.

Storm Water Runoff

The storm runoff from the road extension is shown to be conveyed into a detention basin located on proposed lot #3. The project engineer discussed the existing conditions of where the detention basin is proposed to be located. The TRC has a reasonable level of comfit at the Master Plan stage that the system will work. The TRC concluded that the there are options available to the applicant if the proposed design is not feasible. The TRC will review the proposed detention facility with greater detail at preliminary plan review stage.

The project is in front of the Planning Board for a public informational hearing. Barring any unforeseen concerns brought out during the hearing, the TRC recommends that the Planning Board discuss the

requested subdivision waivers and vote to either accept them or deny them. If the Planning Board votes to accept the proposed subdivision waivers, the TRC recommends Master Plan Approval. If a decision on the Master Plan is not held at this meeting, the Planning Board must ask the applicant for a time extension on the review period.

Recommendation to Town Council

a. 2011 Community Development Block Grant Application (CDBG) Review / Discuss / Approve

According to the requirements of the State's Community Development Block Grant program, each city and town's yearly application must be reviewed by the Planning Board for consistency with a community's Comprehensive Plan. A copy of the 2012 CDBG proposed project summary sheet is included in your packet. This year's application is very similar to other years. The proposed projects focus on our housing rehabilitation program, sidewalk safety improvements, and work force development programs offered by the Family Literacy Center. This year the Family Literacy Center has proposed several activities geared towards helping adults gain the basic skills to re-enter the work force.

The Technical Review Committee reviewed the 2012 CDBG proposed project summary sheet and feel that the activities are consistent with the Comprehensive Plan. The TRC recommends to the Planning Board that they send a positive recommendation stating that the proposed activities are consistent with the Comprehensive Plan to

the Town Council.

Zoning Applications (*) - April's Zoning Applications

Continued from December

Peter J. DiPaola, 32 South Eagle Nest Drive, Lincoln, RI – Application for Dimensional Variance seeking rear setback relief for an existing accessory structure.

AP 40, Lot 95 Zoned: RA 40

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends Denial of the application for a dimensional variance seeking rear yard setback relief for the construction of an existing accessory structure. The existing accessory structure was constructed without a building permit. The submitted plans also show four other accessory structures on the property. An additional structure is in the middle of construction and not shown on the plans.

A review of the applicant's building file determined that only one accessory structure was constructed with a building permit.

The Technical Review Committee feels that the application does not meet any of the standards for relief of a dimensional variance as presented in the Zoning Ordinance. The applicant did not offer any compelling reasoning for their request within their application. The submitted site plan clearly shows that the applicant has sufficient

room within the property setbacks to locate accessory structures. The Technical Review Committee feels that the current site plan and application does not represent the least relief necessary and is not due to the unique characteristics of the subject land.

Continued from December

YMCA of Pawtucket, Inc., 660 Roosevelt Avenue, Pawtucket, RI/MacColl YMCA, 26 Breakneck Hill Road, Lincoln, RI – Application for Special Use Permit for additional signage at property located at 26 Breakneck Hill Road, Lincoln, RI.

AP 25, Lots 58, 68, 69 and 71 Zoned: RA 40

Members of the Technical Review Committee visited the site and reviewed the plans and the application for a special use permit for additional signage at property located at 26 Breakneck Hill Road. The submitted application is for a total of sixteen signs of various sizes and located throughout the property. The Technical Review Committee recommends Approval with Conditions. The condition of approval is that no sign shall have LED lighting or any lighting similar to LED, will not scroll messages, and will not flash.

The TRC feels that due to the historic nature of this roadway and due to the fact that Breakneck Hill Road is designated as a “Scenic Highway” by the State of Rhode Island, that any sign that will be seen from travelers along this road should be discrete in nature. The TRC paid special attention to sign #1 and sign #16. Sign #1 is proposed to be “internally lighted”, while sign #16 is proposed to be “internally

lighted” and their program announcements to be “lighted lettering”. A full explanation of what “lighted lettering” means was not provided in the application. Therefore, the TRC made the above condition of approval. The TRC would like to bring to the Zoning Board’s attention that the application does not contain any measurements of the proposed signage. Enforcement of this application, if approved, will not be possible without these measurements. The TRC recommends that this information be provided to the Zoning Board and made part of the official record of approval.

Continued from March

Richard D. Ptaszek, 408 Old River Road, Manville, RI – Application for Use Variance to legalize and existing three (3) family housing unit.

AP 39, Lot 109 Zoned: RL-9

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends Approval with Conditions of this application for a use variance to legalize and existing three (3) family housing unit. The TRC feels that the surrounding neighborhood is made up of a variety of housing units ranging from single family homes to three family homes. The use variance will not change the appearance of the house. The Committee finds that the application will legalize an existing use. As a condition of approval, the TRC recommends that the property owner brings the existing housing unit up to current three family building codes. The TRC feels that granting the use

variances will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Anthony DiPardo & Carole Marquis, 4 Alern Way, Lincoln, RI – Application for Dimensional Variance seeking side and rear yard relief for the construction of an addition.

AP 29, Lot 139 Zoned: RA-40

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends Approval of this application according to the submitted plans for a dimensional variance from the side and rear yard setbacks for the construction of an addition. The TRC feels that the proposed location of the new addition will not substantially change the existing footprint of the house. The applicant proposes to build a second story over the existing house and garage. The Committee finds that the applicant presents a realistic site layout that meets the intent of the zoning and is the least relief needed. The TRC feels that granting these dimensional variances will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

American Beauty Signworks, 345 Providence Street, Woonsocket, RI/Wake Robin Associates LLC, 2 Wake Robin Road, Lincoln, RI – Application for a Special Use Permit requesting additional signage for Lincoln Urgent Care located on Route 116, Lincoln, RI.

AP 28, Lot 151 Zoned: BL 0.5

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. Based on the location and nature of the commercial business, the Technical Review Committee recommends Approval of this application. The proposed application is to add additional signage to an existing pillion sign. The sign ordinance only permits one sign per commercial business. This application is requesting a special use permit to have two signs for one commercial business. The TRC finds that the relief requested will not alter the general character of the surrounding area or impair the intent or purpose of the Lincoln Zoning Ordinance or the Lincoln Comprehensive Plan.

Correspondence/Miscellaneous (*)

a. Staff Reports

b. Angell Road Subdivision – Phase III AP 44 Lot 220 Final Plan Recorded

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

Albert V. Ranaldi, Jr. AICP

Administrative Officer to the Planning Board