

# **LINCOLN PLANNING BOARD**

**JANUARY 23, 2013**

**APPROVED**

**The regular meeting of the Planning Board was held on Wednesday, January 23, 2013, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.**

**Chairman Olean called the meeting to order at 7:00 p.m. The following members were present: Gerald Olean, Kenneth Bostic, William Murphy, Michael Reilly, Timothy Griffin, and John Hunt. Also in attendance were Town Planner Al Ranaldi, Town Engineer Leslie Quish and Town Solicitor Anthony DeSisto (arrived at 7:14 pm). Russell Hervieux kept the minutes.**

**The following member was absent from this meeting: Jeffrey Delgrande.**

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

## **CONSENT AGENDA**

**Chairman Olean reminded members that the consent agenda has four zoning applications; three 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.**

## **MAJOR LAND DEVELOPMENT REVIEW**

**a. 613 Albion Commons AP 28 Lot 57 Preliminary Plan  
Link Commercial Properties, LLC 613 George  
Washington Discussion/Approval  
Highway**

**Mr. Ranaldi stated that this application is at the preliminary plan stage for a major land development reviewed under the 2005 subdivision regulations. The application represents the addition of a commercial building with associated parking on a lot with an existing bank. The building will be a 4,100 square foot one story restaurant with drive through services. The existing site is currently completely paved. The proposal calls for regrading of the site to improve storm water drainage. Landscaped islands will be added to the site. This application received a certificate of completeness on January 15, 2013 and the Board has until May 13, 2013 to make a decision on preliminary plan. The application was reviewed by the Town Planner and Town Engineer. There were only some very minor comments to**

**the applicant. Therefore, the TRC recommends that this application move to a Public Hearing at the next meeting.**

**John Shekarchi, attorney for the applicant, made a very brief presentation to the Board. Mr. Shekarchi requested that this application move forward to a Public Hearing next month. A few minor issues are being worked on by the engineer and the Town Engineer. Mr. Shekarchi feels that all issues can be addressed by the next hearing.**

**Richard Bzdyra, engineer for the applicant, made a presentation to the Board. Mr. Bzdyra stated that he received a list of concerns from the Town Engineer. Most of the concerns have been taken care of. The applicant plans on having a meeting for clarification on the remaining concerns. The project is located at the intersection of George Washington Highway and Albion Road. The drainage on the site currently flows from the south to the northwest corner into the State highway drainage system. The proposal is to move the entrance on George Washington Highway to the middle of the site. The restaurant owner wanted as much parking as what could be supplied. The proposal calls for 116 parking spaces on the site where 72 are required. Member Bostic asked why the sidewalk on the relocated entrance does not connect to anything. Mr. Bzdyra felt that very few people would utilize that sidewalk but was required per RIDOT. The sidewalk could be extended if the Board chooses. Chairman Olean wanted to express that sidewalks are a concern on**

**this plan. Mr. Bzdyra will take that under advisement. Chairman Olean inquired whether the plan calls for any cleaning or maintenance of the drains on George Washington Highway. Mr. Bzdyra replied that the applicant will work with RIDOT with this issue and the applicant will maintain any drains on their site. Chairman Olean expressed some concern that the State may require some water quality matters for the drainage. Mr. Bzdyra stated that the applicant will do whatever the State requires. Chairman Olean made it clear that the application before the Board is for the restaurant only and not for future development or redevelopment of the existing bank.**

**Motion made by member Griffin to approve the TRC recommendations of moving this application to a Public Hearing at next month's meeting was seconded by member Reilly.**

**b. RJB Properties – Bldg. #2 AP 31 Lot 12 Master Plan**

**RJB Properties 640 George Washington Discussion/Approval  
Highway**

**Mr. Ranaldi stated that though the title says building #2, this is actually the third building being built on this site. Approximately six years ago this applicant brought forward an application for an extended stay hotel on this site. That application has been withdrawn. This application represents the request for a medical office building to replace the proposed hotel. This application is**

before the Board at master plan stage under the 2005 subdivision regulations. The proposal is for a third building on this site which is a two story 34,200 square foot medical office building with associated parking. The site currently has two office buildings with associated parking, drainage and utilities. This application received a certificate of completeness on January 13, 2013 and the Board has until May 15, 2013 to make a decision on master plan. The site plan currently shows 110 parking spaces where 114 are required. The applicant assured the TRC that the additional 4 parking spaces will be added to the plan. A concern of the TRC was traffic and how the public would access this site. Since this use is comparable to the previous proposed use, the TRC felt that the traffic concern could be dealt with at the intersection of Blackstone Valley Place and George Washington Highway. Storm water would be dealt with a combination of underground and above ground facilities. All utilities are available to this project. The project meets all zoning requirements, with the correction of parking spaces. The applicant did not provide a parking evaluation for the entire site so the TRC has requested it for the next submission. The TRC reviewed this application and felt that it meets all the requirements for master plan review. The TRC recommends combining all of the review stages for master plan and approve master plan. The applicant could then move to preliminary plan stage at the next meeting and even have a Public Hearing.

Scott Lindgren, attorney for the applicant, made a presentation to the Board. Mr. Lindgren passed out another site plan to the Board for

their consideration. The newest plan shows the additional 4 parking spaces. The property is located at 640 George Washington Highway. This section of the site was being designed for a hotel use back in 2009. That project was eventually withdrawn. The applicant is now back before the Board requesting a 34,200 square foot office building.

This buildings design will be very similar to the building in the rear of this property. The latest site plan has 117 parking spaces for this use in which 114 are required. An overall parking plan for the entire site will be provided in the next submission package. The site has all utilities available for this project and the applicant will work with the Lincoln Water Commission to comply with their requests. A traffic study was provided with the submission for the hotel in 2009. The study stated that with some modifications to the intersection of Blackstone Valley Place and George Washington Highway the roadways could accommodate any additional traffic from that project.

Those modifications have been completed at this Board's request when the rear building was constructed. The applicant has hired Bryant Associates to update that traffic report for this project. The applicant has contacted RIDOT about the opportunity to have a left turn only break through the island of George Washington Highway at this projects entrance. The applicant is requesting that the Board combine master plan approval stages so the applicant can move onto preliminary plan stage.

Motion made by member Bostic to combine master plan approval stages with master plan approval and move this application to a

**Public Hearing at the March meeting. The motion was seconded by member Griffin. Motion was approved by all members present.**

## **MINOR SUBDIVISION REVIEW**

**a. Mount Development Subdivision AP 43 Lot 34 Preliminary Plan  
Mount Development Group LLC 1672 Old  
Louisquisset Discussion/Approval  
Pike**

**Mr. Ranaldi stated that this application is for a minor subdivision of 1 lot into 2 residential lots. The application received a certificate of completeness on January 15, 2013 and the Board has until March 21, 2013 to make a decision on preliminary plan. The application is being reviewed under the 2005 subdivision regulations. The lot is located at the intersection of Old Louisquisset Pike and Twin River Road. Both of these roads are State owned which means the applicant would need a Physical Alteration Permit for this project. There is public sewer and water available to both lots. The TRC recommends approval with conditions. The conditions being that the applicant get a PAP from RIDOT for the new driveway locations and that the existing structure is removed.**

**John Shekarchi, attorney for the applicant, made a brief presentation to the Board. Mr. Shekarchi stated that the applicant intends to tear down the existing old home and make two residential lots out of one.**

**The Lincoln Water Commission and Narragansett Bay Commission have both provided availability letters for water and sewer. The applicant will move forward with acquiring the PAP from RIDOT once preliminary plan is approved. The applicant also requests that the final plan approval be delegated to the administrative officer.**

**Motion made by member Griffin to accept the TRC recommendations to approve preliminary plan with the condition that the existing structure be removed per RI State law and final plan approval be delegated to the Administrative Officer. The motion was seconded by member Hunt. Motion was approved by all members present.**

**Mr. Ranaldi stated that posted on the agenda was an application for Cumberland Farms at the intersection of Twin River Road and Old Louisquisset Pike. The applicant asked to go before the TRC to receive comments/concerns of the TRC. The applicant would go back and address those concerns before coming before this Board. The TRC gave the applicant a master plan review. The applicant would now come before the Board when it is ready. Chairman Olean wanted this fact stated on the record because items on the agenda for the TRC usually come before the Board at the next meeting.**

## **SECRETARY'S REPORT**

**The Board was given one set of minutes to review. The minutes are for November 28, 2012. The Town Planner Al Ranaldi stated that he**

**has reviewed these minutes.**

**Motion made by member Griffin to dispense with the reading of the November 28, 2012 minutes and accept as presented was seconded by member Reilly. Motion was approved by all members present.**

**Chairman Olean made note that members Hunt and Delgrande were recently reappointed to this Board. Planning Board elections are scheduled for next month.**

**Motion made by member Reilly to adjourn and was seconded at 7:55 pm by member Griffin. Motion was approved by all members present.**

**Respectfully submitted,**

**Russell Hervieux**

**Attached January TRC Report:**

**On January 15, 2013, at 3:00 pm, the Technical Review Committee met to review the agenda items for the January 23, 2013 meeting of the Planning Board. In attendance were Al Ranaldi, Michael Reilly, Peggy Weigner, Leslie Quish, and Michael Gagnon. Russell Hervieux**

**(Zoning Official) and John Faile (Lincoln Water Commissioner) submitted written comments. Below are the Committee's recommendations.**

## **Major Land Development Review**

### **a. 613 Albion Commons AP 28 Lot 57 Preliminary Plan**

**-Link Commercial Properties, LLC 613 George Washington Hwy. Discussion/Approval**

**This major land development project is under the 2005 Subdivision Regulations and represents the added development of the Bank of America site to include a 4,100 square foot, one story restaurant with drive-thru service and associated parking. The existing site is completely paved and will be re-graded to improve surface water drainage. Landscaped islands are proposed to define the parking areas for the proposed restaurant and the existing bank. The parking requirement for the combined uses is a total of 72 parking spaces. The applicant is proposing 116 spaces with four handicapped parking spaces. The new building will be serviced by public water and sewer. The proposed project meets all of the zoning requirements for the Business Limited zoning district. This project is in front of the Planning Board for a preliminary plan review.**

**On January 15, 2013, 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 May 15, 2013, or within such further time as may be consented to by the applicant.

The preliminary plan submission contains a set of plans entitled, "613 Albion Commons –AP 28 Lot 57, 613 George Washington Highway, Lincoln, Rhode Island," prepared by Ocean State Planners, Inc. for Link Commercial Properties, LLC. The set of plans contain 16 sheets and is dated November 2, 2012. Also submitted was a Traffic Impact Study entitled "Panera Bread," Lincoln, Rhode Island, prepared by RAB Professional Engineers, Inc. Cranston, Rhode Island, for Mr. Frank Paolino, 1150 New London Avenue, Cranston, Rhode Island. The study is dated November, 2012. A storm water runoff report, prepared by Holmes Engineering, Inc. of Berkley, Ma, fir Richard Bzdyra, PLS of Ocean State Planners, Cranston, Rhode Island, was submitted for the property. This report is dated October 28, 2012.

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 property currently contains an existing bank with drive-thru service along the westerly side of the parcel. The proposed

restaurant site will be developed along the easterly side of the existing commercial property. A drive-thru access driveway is located to the south of the building. The drive-thru window is located on the east side of the building and the associated parking is located to the north, south, and west of the building. The existing vehicular entrance from George Washington Highway is proposed to be moved to the middle of the property to improve vehicular circulation to the new restaurant and within the existing plaza. One of the two vehicular entrances from Albion Road is proposed to be eliminated and the remaining one entrance will be modified to improve vehicular circulation and sight lines up Albion Road.

The applicant successfully addressed all of the concerns expressed by the TRC and Planning Board during their master plan review stage.

The proposed relocation, modification, and elimination of the existing entrances to the property would require a Physical Alteration permit (PAP) from the Rhode Island Department of Transportation. The TRC would like the applicant to calculate the amount of the proposed land disturbance in order to determine if the project will require a Rhode Island Pollutant Discharge Elimination System (RIPDES) approval from the Rhode Island Department of Environmental Management. Therefore, an approved PAP would be required as a condition of Preliminary Plan approval. A RIPDES may be required.

## **Parking**

As stated above, the parking requirements for these combines used

are 72 parking spaces. The applicant is proposing 116 spaces with four handicapped parking spaces. The applicant provided a parking summary of the existing use and proposed restaurant use and their required parking amounts. The TRC would like to see a proposed landscaping plan and parking lot lighting plan at the next preliminary plan review stage.

### **Zoning Requirements**

The applicant is located within the Business Limited zoning district. The proposed use and drive-thru facility are permitted uses. The TRC would also like to remind the applicant about the signage requirements of the Town and recommends that they explore the future signage needs of the existing and proposed businesses.

### **Storm Water Runoff**

The plan set shows a vegetated swale (shallow detention basin/rain garden) in one corner of the property. This vegetated swale is proposed to serve as a storm water runoff treatment area for a section of the parking area. However, these vegetated swales are typically used for small roof runoff volumes and provide limited pollutant removal. The Town Engineer and the TRC recommend that the applicant explore an alternate form of storm water treatment with increased water quality treatment such as bio-retention basin with a stone diaphragm for pretreatment.

Storm water runoff from the remaining sections of the parking area is proposed to be collected by the existing underground system. This

**system is connected to the existing State's drainage system for George Washington Highway. A Physical Alteration Permit (PAP) from the State will be required for connecting the drainage system to the State's existing drainage system. A PAP should be required as a condition of preliminary plan approval. The applicant must submit a Storm Water Pollution prevention Plan for review by the Town Engineer and the TRC.**

**Based on the current preliminary plan submission and the review conducted by the Technical Review Committee, the TRC feels that the applicant can easily address the above noted concerns and provide the necessary backup reports as required at the preliminary plan review level. The TRC recommends that the project advances to the Public Hearing stage of the review process. If the Planning Board agrees with the TRC, a public hearing can be scheduled for the February meeting.**

**b. RJB Properties – Bldg #2 AP 32 Lot 12 Master Plan Discussion/  
-RJB Properties 640 George Washington Hwy Approval**

**This major land development project is under the 2005 Subdivision Regulations and represents the added development of the 640 George Washington Highway Office Complex site to include a 2-story, 34,200 square foot office building and associated parking. The existing site consists of two existing office buildings and their associated parking, drainage, and utility infrastructure. The new**

**building will be serviced by public water and sewer. A total of 118 parking spaces are proposed for this building use. The proposed project meets all of the zoning requirements for the Manufacturing Limited zoning district. This project is in front of the Planning Board for master plan review.**

**On January 15, 2013, 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 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 May 15, 2013, or within such further time as may be consented to by the applicant.**

**The master plan submission contains a set of plans entitled, "Office Development – AP 31 Lot 12, 640 George Washington Highway, Lincoln, Rhode Island," prepared by Pare Corporation for RJB Properties, LLC. The set of plans contain 5 sheets plus one cover page and is dated January 2013. Also submitted was a report entitled "Master Plan Report for Office Development – Assessor's Plat 31, Lot 12, 640 George Washington Highway (Route 116), Lincoln, Rhode Island" prepared by Pare Corporation, Lincoln, Rhode Island, for RJB Properties, 640 George Washington Highway, Lincoln, Rhode Island. The report is dated January 2013.**

**The Technical Review committee reviewed the proposed development according to the Land Development and Subdivision**

**Regulations master plan submission requirements. Below are the TRC's recommendations.**

### **Site Layout**

**The property currently contains two existing office buildings and their associated parking, drainage, and utility infrastructure. The proposed project is to add a two story, 34,200 square foot office building and associated parking, drainage, and utility infrastructure to the office complex. The proposed building will be located in the front portion of the parcel. Access to the proposed building will be from the existing access driveway that serves the other existing buildings.**

**Access to the office complex is from George Washington Highway, a State roadway. The proposed addition of another office building to the property would require a Physical Alteration Permit (PAP) from the Rhode Island Department of Transportation. The proposed project will require a Rhode Island Pollutant Discharge Elimination system (RIPDES) approval from the Rhode Island Department of Environmental management. These two State approvals can be a condition of preliminary plan approval.**

**The Planning Board may remember that a 99,700 square foot Marriot Residence Inn was reviewed and approved on January 28, 2009, by this board. A great amount of time was spent reviewing the traffic study for this use. During that review, the applicant presented a traffic study that discussed anticipated traffic volumes and access to and from the site. The study stated that there would be change to the level of service that the roadway currently exhibits with the addition**

of the hotel. The study suggested two travel lane alignments that would improve the right hand movements from Blackstone Valley Place Road onto George Washington Highway. Ultimately, the Planning Board accepted the proposed access routes to the site and these improvements were made a condition of preliminary plan approval by the Planning Board. The applicant completed these improvements while constructing building #2. The Technical Review Committee would like to review a comparison in traffic volumes between the proposed office use and the Marriot Resident Inn to determine if the previously approved traffic study is applicable in this case.

### **Parking**

The applicant is proposing 110 parking spaces with five handicapped parking spaces. According to the Zoning Ordinance parking requirements for the proposed use, the project would require 114 parking spaces. This concern was discussed with the applicant's engineer who ensured the Town that the site can accommodate four additional parking spaces. Since the parcel of land will contain three buildings, the TRC would like to review the number of existing and proposed parking spaces for the entire parcel against the requirements set out in the Zoning Ordinance. This analysis can be submitted during the preliminary plan review stage.

### **Zoning Requirements**

The site is currently zoned ML-0.5 which permits doctor and medical

**offices. However, if any procedures such as surgical, treatment facility or psychiatric services are performed, than a Special Use Permit would be required. As presented above, the applicant must incorporate an additional four parking spaces in order to meet the parking requirements for this particular zone. This property is located within the Area of Planning Concern overlay district. A review by the APC must be conducted as a condition of preliminary plan review.**

### **Storm Water Runoff**

**The plan set shows a combination of underground storm collection system and bio-retention areas. A Physical Alteration permit (PAP) from the Rhode Island Department of Transportation will be required for connecting to the storm water connection system in George Washington Highway. A full drainage report will be required at the preliminary plan review stage. The PAP can be a condition of preliminary plan approval.**

### **Utilities**

**The project is proposed to be serviced by public water and sewer. According to the Lincoln Water commission, there are two separate water services to the two existing buildings. However, the water service to the next door neighbor, National Grid building, goes right through the proposed project site. This water service will have to be abandoned and a new water service line will have to be installed to the building as well as the existing National Grid building. The TRC**

**recommends to the applicant that he begins developing plans for the public water service. These plans must be reviewed and approved by the Lincoln Water Commission.**

**Based on the master plan review conducted by the Technical Review Committee, the TRC feels that this proposed project submission successfully addresses all of the required findings as presented within Section 5 of the Subdivision Regulations for master plan review. The concerns presented above can be easily addressed by the applicant and will be reviewed in depth at the preliminary plan stage. If the Planning board agrees with the TRC, the Planning Board has the authority to combine review stages. According to Section 16(C) of the Subdivision Regulations, “The Planning Board may vote to combine review stages and to modify and/or waive requirements as specified in these regulations. Review stages may be combined only after the Planning Board determines that all necessary requirements have been met by the applicant.” The Technical Review Committee recommends that the master plan submission be Approved and the project advance to the preliminary plan review stage. In addition, the TRC recognizes that the plan set has been engineered at the preliminary plan level and recommends that the project advances to a Public Hearing stage of the preliminary plan review in February.**

### **Minor Subdivision Review**

**a. Mount Development Subdivision AP 43 Lot 34 Preliminary Plan**

## **Discussion/**

### **-Mount Development Group LLC 1672 Old Louisquisset Pike Approval**

**This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into two residential lots. The proposed project is classified as a Minor Subdivision. On January 15, 2013, the Preliminary Plan submittal received a Certificate of Completeness. According to our Subdivision regulations – Section 14(G), “if no street creation or extension is required, the Planning board shall approve, deny, or approve with conditions, the preliminary plan within sixty-five (65) days of certification of completeness, or within such further time as is agreed to by the applicant and the Board, according to the requirements of Section 8 herein. Therefore, a decision on the Preliminary Plan review must be made by March 21, 2013, or within such further time as may be consented to by the applicant.**

**The Technical Review Committee reviewed the above proposed subdivision according to the 2005 Land Development and Subdivision Regulations preliminary plan submission standards and requirements and standard engineering practices. The submission includes a plan entitled “Lincoln, RI, Plan of Land prepared for Mount Development Group LLC. Class I Survey of AP 43 Lot 34 Old Louisquisset Pike Twin River Road by MLS Surveying Inc. The plan is dated October 10, 2012. Below are the TRC comments.**

## **Site Plan**

**The proposed subdivision is to divide one large lot into two lots. This proposed subdivision successfully meets the requirements of the Zoning Ordinance. Currently, one structure is developed on the site. This existing structure does not meet the requirements of our Zoning Ordinance. However, the plans indicate that the entire structure will be removed as a condition of Preliminary Plan approval.**

**The proposed new lot will have access from Twin River Road, s State road. A Physical Alteration Permit by the Rhode Island Department of Transportation will be required for this new driveway access point. A PAP can be a condition of preliminary plan approval.**

**Per the town ordinance, a sedimentation and erosion control plan must be submitted and approved before any construction or earth disturbance is performed on any proposed house lots. This plan will be required at the building permit stage. The building permit stage will require a storm water management system for the proposed house roof and driveway for each lot.**

## **Utilities**

**Public water and sewer are available to the proposed lot.**

**Based on the Preliminary Plan submission, the Technical Review Committee recommends Approval with Conditions of this Minor Subdivision Preliminary Plan application. The condition of preliminary plan approval is that the existing structure must be**

**removed and a Physical Alteration Permit by the Rhode Island Department of Transportation will be required for each new driveway access point.**

**According to the Town of Lincoln's Subdivision Regulations, the vesting period for a minor plan shall expire ninety (90) days from the date of approval unless within such period a plat or plan is submitted for signature and recording, in conformity with such approval, and as defined in these regulations in Section 9. Validity may be extended for a longer period, for cause shown if requested by the applicant in writing prior to the expiration of the period, and approved by the Planning Board.**

#### **Zoning Applications (\*) – February Zoning Applications**

**BAM Realty LLC, 7 Industrial Drive South, Smithfield, RI/William Machala, 7 Industrial Drive South, Smithfield, RI – Application for Special Use Permit to allow an indoor recreational use of a party venue at property located at 40 Walter Street, Lincoln, RI.**

**AP 2, Lots 84/96 Zoned: MG-0.5**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee could not make a recommendation from the information presented. The submitted package did not contain enough detailed information to answer questions regarding the safety and the amount**

of existing and proposed parking. The TRC had questions regarding the amount of existing parking areas and their ability to accommodate all existing and future users of the building including the proposed use. The TRC have questions about the amount of people that the applicant expects to serve at any given party event. These details were not presented in the application. The TRC recommends that the applicant meet with the Zoning Official and Town Planner to discuss what type of information is needed in order to answer all of the questions the Town may have regarding this proposed use.

**BAM Realty LLC, 7 Industrial Drive South, Smithfield, RI/William Machala, 7 Industrial Drive South, Smithfield, RI – Application for a Use Variance to allow parking on another lot other than the lot where the use is taking place. Proposed parking on Lot 96 for use on Lot 84, Walker Street, Lincoln, RI.**

**AP 2, Lots 84/96 Zoned: MG-0.5**

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee could not make a recommendation from the information presented. The submitted package did not contain a site plan indicating where the parking spaces are located or the amount of parking that currently exist on both sites. The application did not show how party goers will safely walk from one parking area to another. The TRC recommends that the applicant meet with the

**Zoning Official and Town Planner to discuss what type of information is needed in order to answer all of the questions the Town may have regarding this proposed use.**

**Michael V. St. Martin, 3 Longmeadow Road, Lincoln, RI – Application for Dimensional Variance seeking rear yard setback relief for the construction of a deck.**

**AP 28, Lot 92 Zoned: RA 40**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The subject deck has been partially constructed without a building permit. The Technical Review Committee recommends Denial of the application for a dimensional variance seeking rear yard setback relief for the construction of a deck. The TRC feels that the requested variance of 45 feet is excessive and that the application does not offer any compelling reasoning for this request. The submitted application does not meet any of the standards for relief of a dimensional variance as presented in the Zoning Ordinance.**

**However, the Technical Review Committee did notice on the plans and during the site visit that the applicant has sufficient room within the property's setbacks to re-orientate the deck in which a way that may require significantly less dimensional relief. 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.**

**Blue Street Partners, 393 Reservoir Road, Cumberland, RI 02864 – Application for Dimensional Variance seeking side yard setback relief for the construction of an addition to an existing commercial building located at 40 Albion Road, Lincoln, RI.**

**AP 28, Lot 146 Zoned: MG-0.5**

**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 yard setbacks for the construction of an addition to an existing commercial building. The proposed dimensional variance is needed due to the Towns of Lincoln and Smithfield’s boundary line that separate this parcel of land. If this division did not exist, the proposed project would not require zoning relief. The Committee finds that the applicant presents a realistic site layout that meets the intent of the zoning ordinance and is the least relief needed. The TRC feels that granting the dimensional variance will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.**

**Correspondence/Miscellaneous (\*)**

**a. Staff Reports**

**b. Hysko Great Road Subdivision AP 22 Lot 4 Final Plan Recorded**

**c. Marciano Subdivision AP 44 Lot 36 Final Plan Recorded**

**d. Seventh Day Adventists Admin Sub. AP 06 Lots 183, 184, 192 Final**

**Plan Recorded**

**400, 401 & 418**