

LINCOLN PLANNING BOARD

FEBRUARY 27, 2013

APPROVED

The regular meeting of the Planning Board was held on Wednesday, February 27, 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, Jeffrey Delgrande, Michael Reilly, Timothy Griffin, and John Hunt. Also in attendance were Town Planner Al Ranaldi, Town Engineer Leslie Quish and Town Solicitor Anthony DeSisto. Russell Hervieux kept the minutes.

The following member was absent from this meeting: William Murphy. Member Murphy called the Chairman and was excused.

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

CONSENT AGENDA

Chairman Olean reminded members that the consent agenda has no 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 Griffin to accept the consent agenda as presented was seconded by member Bostic. Motion was approved by all members present.

MAJOR LAND DEVELOPMENT REVIEW

**a. 613 Albion Commons AP 28 Lot 57 Public Hearing – 7:00 PM
Link Commercial Properties LLC 613 George Preliminary Plan
Washington Hwy Discussion/Approval**

Chairman Olean called the Public Hearing to order at 7:01 pm. Roll call of the abutter's list was read by the recording secretary. There was one response 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 before the Board for a Public Hearing at preliminary plan stage. The Board has until May 15, 2013 to make a decision on preliminary plan. The application represents the redevelopment of a commercial piece of property. The existing site has one commercial building and the rest is paved area. The applicant is proposing to build a 4,000 square foot single story building with associated parking. The existing building with parking will remain. Zoning requires 72 parking spaces and the applicant is

providing 116 parking spaces. The building is proposed to be a restaurant which is allowed in this zoning district. The addition of landscaped islands and underground drainage for the new building is improving the overall drainage of the site. The biggest change to this property is the relocation of the entrances and exits. The site currently has three entrances/exits and the proposed plan calls for two entrances/exits. The TRC has reviewed the plans and concluded that the preliminary plan is complete. Therefore, the TRC recommends preliminary plan approval with the three conditions listed in the TRC report.

John Shekarchi, attorney for the applicant, made a brief presentation to the Board. Mr. Shekarchi stated that the applicant has met with the TRC and addressed all their comments.

Richard Bzdyra, engineer for the applicant, made a presentation to the Board. Mr. Bzdyra stated that the project is on the corner of Albion Road and George Washington Highway. The property currently has a bank branch on it. The entrance closest to the signal on Albion Road will be closed off. The other two entrances will remain though reconfigured. The proposal calls for adding a “Panera Bread” restaurant to this site with a drive through. The parking exceeds the zoning regulations per the request of the restaurant. Landscaped islands will be added to the parking area for traffic control. The roof drains will go to an underground system. Currently all the parking area drainage goes onto the George Washington

Highway drainage system. The sidewalk has been continued onto the site from George Washington Highway per the request of this Board. The applicant just received a connection permit from Narragansett Bay Commission.

Paul Bannon, traffic engineer for the applicant, answered some concerns of the Board. Mr. Bannon stated that specific to the entrance on George Washington Highway the entrance is moving to the west to line up with the entrance of the project across the street. Member Reilly expressed a concern with turning left out onto George Washington Highway. Mr. Bannon explained that RIDOT does not want restrictions on the entrances but signage could be employed to encourage drivers to use the signal off Albion Road. Chairman Olean questioned what the ADA requirement for handicap spaces out of the 116 parking spaces was.

Stephen Pilz, landscape architect for the applicant, came forward to answer the question of handicap parking. Mr. Pilz stated that the requirement is based on the size of the building. Each building has one auto space and one van accessible space which meet the requirement.

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

James Guadagni of 8 Breakneck Hill Road questioned whether the

exit onto George Washington Highway should be a right turn only. Mr. Bannon stated that the entrance/exit has been reviewed by the State and it was determined that it should not be restricted. This decision has been made by the State who is the permitting authority.

Motion was made by member Reilly to close the public hearing at 7:25 pm and seconded by member Delgrande. Motion was approved by all members present.

Motion made by member Reilly to accept the TRC recommendations to approve preliminary plan with conditions as stated in the TRC report was seconded by member Delgrande. Motion was approved by all members present.

**b. Cumberland Farms AP 42 Lot 28 Master Plan
First Hartford Realty 1646 Old Louisquisset
Pike Discussion/Approval**

Mr. Ranaldi stated that this application is before the Board for a land development project at master plan stage. The application represents the redevelopment of a 46,000 square foot residential parcel into a commercial development consisting of a 4,242 square foot gas station and convenience store with associated parking. The gas station will have six gas pumps with (2) 20,000 gallon storage tanks underground. The project will be serviced by public water and sewer.

The applicant is proposing three curb cuts with one on Old

Louisquisset Pike and the others on Twin River Road. Storm water would be directed to an onsite subsurface storm water management system. The application received a certificate of completeness on February 20, 2013 and the Board has until June 20, 2013 to make a decision on master plan. The TRC reviewed this application. The proposed project is within a CR-2 zoning district which does not allow for this type of use. This project would require several use variances and approximately (7) dimensional variances. The TRC reviewed this project to check for consistency with the subdivision regulations, zoning ordinance and comprehensive plan. The subdivision regulations have (8) general standards which the regulations are based off. The Board has to make positive findings under these standards. The TRC feels that this application does not meet several of these standards and is not consistent with the Town of Lincoln Comprehensive Plan. The section of the Comprehensive Plan that this is most inconsistent is the land use element, page 27. Mr. Ranaldi read this section to the Board. The TRC felt that this application is not consistent with that section of the Comprehensive Plan. The TRC did not review this application any further against the Comprehensive Plan since it clearly does not meet that section of the land use element. Since this application would need two Use Variances and seven Dimensional Variances, the TRC determined that this application was not consistent with the zoning ordinance. The traffic at this busy intersection is of great concern to the TRC. There are other concerns with the site plan that are addressed in the TRC report. The applicant has two avenues that would improve their

standing on this lot. The applicant could seek an amendment to the Comprehensive Plan and/or seek an amendment to the zoning ordinance specifically the zoning map. The TRC recommends that the Board review the requirements of the zoning ordinance and the comprehensive plan for this project.

John Shekarchi, attorney for the applicant, made a brief presentation to the Board. Mr. Shekarchi stated that the applicant is under contract to purchase the site subject to approvals from the Town. The applicant has designed a building which would best fit into the character of the neighborhood. The proposal is for a 4,242 square foot convenience store with gas. This proposal is similar to the gas station at the intersection of Breakneck Hill Road and Old Louisquisset Pike. The applicant understands that some zoning relief will be required.

Stephen Garofalo, project engineer for the applicant, made a presentation to the Board. Chairman Olean asked Mr. Garofalo if he was familiar with the TRC report. Mr. Garofalo replied that he has not seen the report but did meet with the TRC prior to the writing of the report. Mr. Garofalo is familiar with the concerns of the TRC. Mr. Garofalo stated that the lot is presently occupied by a two story single family residential home. There is also a 2,400 square foot garage and a wooden shed on the property. The access to the site is through a driveway which connects to Old Louisquisset Pike. The high point of the site is in the northwest corner and slopes to the

south and east. The proposal is for a 4,242 square foot convenience store with six gas pump islands. The proposal calls for three access points. One access point is on Old Louisquisset Pike on the southerly portion of the lot. The other two access points are on the Twin River Road side of the property. The site has access to all utilities. The storm water runoff would be collected and directed to a subsurface infiltration system. Member Delgrande asked what would be done to stop petroleum products from infiltrating into the ground through the water. Mr. Garofalo stated that the concrete pad around the pumps has some storage built in which is the first line of defense for minor spills. The catch basins will also provide for oil/water separation.

Maureen Chlebek, traffic engineer for the applicant, made a presentation to the Board. Ms. Chlebek stated that her company performed the traffic impact study for this site. Three focus areas are usually considered. The first area is the existing conditions then the traffic is projected five years in the future with and without this project. The final consideration is actual traffic counts which were performed last May 22 from 7-9am and 4-6pm. Member Reilly inquired if weekend counts were included. Ms. Chlebek stated they were not included. Typically the traffic counts are done at peak intervals of time which is why the times were selected. The Board did not agree with this philosophy. The month of May is typically a high count for the year. Once the count was in, the next step was to project it out five years. Member Delgrande asked if the study

considered that the casino was to have table games when the study was done. Ms. Chlebek stated that at the time of the study the introduction of table games to the casino was not considered. Attorney Shekarchi stated that this is a master plan submission and if the project moves forward an updated traffic study will be performed. Chairman Olean appreciated Mr. Shekarchi's comments but the information being provided tonight is not valid to the discussion. The weekend counts were not considered and introduction of table games was not considered. Chairman Olean was concerned the Board had an invalid report of existing conditions. Ms. Chlebek disagreed and stated that the information is valid and could be supplemented with the additional counts and considerations. Several members of the Board expressed concerns about the lack of complete information in this study. Town Planner Al Ranaldi stated that some projects require extra information be provided to the Board at the master plan level. This is one of those projects. Chairman Olean stated for the record that member Hunt knows that CCRI is not in session at the time of the study because he had two grandchildren attend that school. Attorney Shekarchi again stated that the applicant would be happy to supplement further information to the traffic study if the Board so chooses. Several members of the Board stated the report should have further updated information. Attorney Shekarchi stated an addendum to the report will be supplied to include traffic counts during school session hours, future potential use of Twin River casino and weekend counts. After much discussion, Mr. Shekarchi suggested that the applicant continue this application to the April

meeting to supply the information the Board is requesting.

Town Solicitor Anthony DeSisto suggested that the applicant also discuss the land use element of this application before ending tonight's discussion. Edward Pimentel, Land Use Expert for the applicant, had some comments for the Board. Mr. Pimentel stated that he discovered many inconsistencies between the comprehensive plan and the zoning ordinance in this area near the casino. Mr. Pimentel argued that in their current state the comprehensive plan and the zoning ordinance don't allow for any uses on this property but yet they say the area should be catered to businesses to compliment the casino. Mr. Pimentel spent time going over the zoning ordinance for uses and the inclusion of the restrictions of the "A" ring of the casino. Mr. Pimentel also stated that the inconsistencies of these documents need to be addressed by the Town and not by this applicant. Attorney Shekarchi followed up with a request to continue this application until the April 24, 2013 meeting to update the traffic and land use expert reports. Chairman Olean suggested that the applicant review the TRC report for guidance to come before this Board again in April. Chairman Olean also reminded Mr. Shekarchi about the June 20, 2013 date for the Board to make a decision. Mr. Shekarchi stated the applicant would be willing to grant an extension if that becomes necessary.

Motion made by member Hunt to continue this application to the April 24, 2013 meeting was seconded by member Reilly. Motion was

approved by all members present.

PLANNING BOARD OFFICER'S ELECTION

Motion made by member Bostic to move election of officer's to the March 27, 2013 meeting of the Planning Board was seconded by member Griffin. Motion was approved by all members present.

SECRETARY'S REPORT

There were no minutes to review.

Motion made by member Reilly to adjourn and was seconded at 8:15 pm by member Griffin. Motion was approved by all members present.

Respectfully submitted,

Russell Hervieux

Attached February TRC Report:

On February 20, 2013 at 3:00 pm, the Technical Review Committee

met to review the agenda items for the February 27, 2013 meeting of the Planning Board. In attendance were Al Ranaldi, Michael Reilly, Peggy Weigner, Leslie Quish, Russell Hervieux, John Faile, Tony DeSisto, and Michael Gagnon. Below are the Committee's recommendations.

Major Land Development Review

a. 613 Albion Commons AP 28 Lot 57 Public Hearing – 7:00 PM

- Link Commercial Properties, LLC 613 George Washington HWY Preliminary Plan

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 (BL-0.5) zoning district. This project is in front of the Planning Board for a preliminary plan review and public hearing.

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, "Preliminary Application for 613 Albion Commons Commercial Development, AP 28 Lot 57, George Washington Highway, situated in Lincoln, Rhode Island", prepared by Ocean State Planners, Inc. for Link Commercial Properties, LLC. The set of plans contain 17 sheets and is dated November 2, 2012, revised February 5, 2013. A letter from Holmes Engineering, Inc. provided response to comments, dated January 18, 2013. A letter from Ocean State Planners, Inc. provided responses to comments, dated February 8, 2013 was also submitted. A drainage review, NBC Sewer Permit Application, Rhode Island Pollutant Discharge Elimination System Application, Hydrology Report, dated February 2013. A plan entitled, "613 Albion Commons - Landscape and Lighting Plan" was submitted. This plan was prepared by Giovanni Design Associates, Inc. for Ocean State Planners, Inc. and is dated February 20, 2013. This plan set contains two sheets, L-1 and L-2.

Previously 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 stormwater runoff report, prepared by Holmes Engineering, Inc. of Berkley MA, for 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 parcel. One of the two vehicular entrances along Albion Road is proposed to be eliminated and the remaining entrance will be modified to improve vehicular circulation and sight lines up and down

Albion Road. 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. An approved PAP is recommended as a condition of Preliminary Plan approval.

The TRC reviewed the submitted traffic report for the site. During last month's review, the TRC was concerned about drivers having the ability to take a left-hand turn out of the site and onto George Washing Highway. This proposed entrance will be located closer to the main intersection of George Washington Highway and Albion Road. The plans did not indicate any signage or directional curbing to prohibit this action. However, the traffic report stated that only right-hand turns will be allowed. This conflicting information must be resolved and reviewed by the TRC. The TRC recommends that the applicant discuss this concern and their recommend solution with the Planning Board during the review meeting.

The TRC reviewed the submitted landscape and lighting plan. The TRC feels that the proposed plans successfully addresses the interior lighting needs of the site. The proposed landscaping plan presents an aesthetically pleasing design that will compliment the existing commercial properties located along George Washington Highway.

Parking

As stated above, the parking requirements for these combined uses 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 applicant has submitted a Rhode Island Pollutant Discharge Elimination System (RIPDES) permit for this project. An approved RIPDES permit is recommended as a condition of Preliminary Plan approval.

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

Stormwater runoff from the existing and proposed parking areas 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 is recommended 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 submitted information, the TRC's review, and barring any unforeseen concerns brought out at the Public Hearing, the

Technical Review Committee concluded that the submitted plans addressed all of the concerns brought out during our review of the project. Therefore, the Technical Review Committee recommends Preliminary Plan Approval with Conditions. The following are the proposed conditions of approval:

- 1. An approved Physical Alteration Permit (PAP) from the Rhode Island Department of Transportation for the proposed relocation, modification, and elimination of the existing entrances to the property,**
- 2. An approved Physical Alteration Permit (PAP) from the State and Narragansett Bay Commission for connecting the drainage system to the State's existing drainage system.**
- 3. An approved RI Pollutant Discharge Elimination System (RIPDES) permit for the project.**

**b. Cumberland Farms AP 42 Lot 28 Master Plan Discussion /
- First Hartford Realty 1646 Old Louisquisset Pike Approval**

This major land development project is under the 2005 Subdivision Regulations and represents the re-development of the existing 45,844 square foot residential parcel to a commercial development consisting of a 4,242 square foot gas station and convenience store, gas island containing six (6) gas pumps, two (2) 20,000 compartmental storage tanks, and associated parking. The new commercial development will be serviced by public water and sewer.

Three curb cuts are proposed to provide ingress and egress to the site. One curb cut will be located on Old Louisquisset Pike. Two curb cuts will be located along Twin River Road. Storm water runoff will be directed to an on-site subsurface stormwater management area.

The proposed project is located within a CR-2 (Commercial Recreation) zoning district. The proposed use is not permitted within this zoning district and would require several use variances. The project will require approximately seven dimensional variances. This project is in front of the Planning Board for master plan review.

On February 20, 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 June 20, 2013, or within such further time as may be consented to by the applicant.

The master plan submission contains a set of plans entitled, "Master Plan Submission for proposed Cumberland Farms situated at 1646 Old Louisquisset Pike, Lincoln, RI". The plan set was prepared by Garofalo & Associates, Inc. and is dated December 10, 2012. The plan set contains 7 pages. Also submitted is a report entitled, "Proposed Cumberland Farms, 1646 Old Louisquisset Pike (Route 246), Lincoln RI prepared by Garofalo & Associates, Inc., and dated November 26,

2012. Also submitted is a report entitled, “Analysis of: Proposed ‘Cumberland Farms’ Retail and Fuel Dispensing Business, 1646 Old Louisquisset Pike (Route 246), Lincoln, RI, Assessor’s Plat 42; Lot 28 – Major Land Development Project and Special Use Permit / Dimensional Variance Application. This report was prepared for First Hartford Realty Corporation, by Pimentel Consulting, Inc. and dated January 28, 2013.

The Technical Review Committee reviewed the proposed major land development according to the Land Development and Subdivision Regulations master plan submission requirements. Below are the TRC’s recommendations.

Subdivision Regulations

The subdivision regulations sets out a number of general purposes that the Planning Board shall make positive findings based on the submitted application. Based on these general purposes, the subdivision regulations then presents eight (8) standards that the Planning Board shall make positive findings towards. All types of subdivisions must be judged against these standards. According to SECTION 5 of the subdivision regulations, “PROCEDURES REQUIRED FINDINGS: All administrative, minor and major development applications shall address each of the general purposes stated in Section 1 hereof. In approving such development projects, the Planning Board, shall make positive findings of the following standards, as part of the proposed project record prior to such

approval being granted.”

The Technical Review Committee feels that the proposed application does not meet several of the established findings and standards of the subdivision regulations. Most importantly of these findings and standards, the TRC feels that the project is not consistent with the Town’s Comprehensive Plan. The TRC also feels that the application has a significant zoning burden that they must satisfy.

Comprehensive Plan

The Technical Review Committee feels that this application is not consistent with the Comprehensive Plan. The Land Use element of the 2003 Comprehensive Plan Update clearly discusses the future challenges the village of Limerock will face. This section points out that, “The village of Limerock contains the majority of developable land in Lincoln and as such, it will see the most changes from growth in the coming decades” (LU-27). This section then continues on and states, “Limerock shall continue to be a single-family residential sector of Lincoln...Efforts must continually be made to buffer the residential neighborhoods from expanded or changed institutional and commercial uses. Regulations on the Lincoln Park site should contain sufficient flexibility to allow commercial uses that will not increase, and shall perhaps decrease, traffic, light and noise impacts on the nearby neighborhoods. Further roadside commercial development should not be allowed” (LU-28).

The above statement was then converted into a policy statement for the land use in the village of Limerock. This policy statement is as

follows; “current land use patterns should be maintained with an emphasis on buffering CCRI and Lincoln Park from residential areas and limiting further commercial development on the Old Louisquisset Turnpike” (LU-28). The Technical Review Committee discussed this policy statement and concluded that the proposed project goes directly against this statement. It must be noted that the Town has held closely to this policy and many other policies as they were laid out in previous comprehensive plans.

Existing Zoning

According to State law, each municipality’s zoning ordinance and map must conform to the comprehensive plan. The zoning ordinance serves as an implementation program of the comprehensive plan. This holds true for Lincoln’s zoning ordinance. The Town developed a zoning district that accommodates the specific activity of the Twin River Casino facility while providing significant natural buffering to the surrounding neighborhoods.

Based on a review of the submitted application by the Zoning Official, he determined that the proposed use is not permitted within the CR-2 zoning district. Two use variances would be required for the proposed project. The Zoning Official also noted that several dimensional variances would be required for the proposed building and associated structures.

Site Plan Review

The Technical Review Committee reviewed the submitted plans

against the requirements of a master plan review stage. Gasoline filling stations and convenience stores are not permitted uses in the CR2 zone. At this review level, the TRC identified the following concerns:

1. A Physical Alteration Permit for the proposed curb cuts is required from the Rhode Island Department of Transportation.
2. Approval from the RIPDES program at the Rhode Island Department of Environmental Management (RIDEM) is necessary if greater than one acre of land disturbance is proposed.
3. Approval from the Underground Storage Tank Management Program from RIDEM is required.
4. The northeastern access on Twin River Road is too close to the intersection and may have a significant impact on the Level of Service of the intersection. At minimum, the entrance should be Right Turn In and Right Turn Out only with modifications made to the design to prohibit additional movements. A Traffic Impact Study is necessary to evaluate the feasibility of this access.
5. The access from Old Louisquisset Pike may significantly impact the Level of Service of the intersection. A Traffic Impact Study is necessary to evaluate the feasibility of this access.
6. Zoning variances for front, side, and rear yard setbacks are required.
7. In accordance with Section 260-33.C. of the Zoning Ordinance, commercial enterprises between 2,500 square feet and 40,000 square feet require one loading space.
8. Two parking spaces are restricting access to the dumpster

enclosure.

9. The Town Council unanimously voted to send a “Traffic Request” to the Rhode Island Department of Transportation to take the necessary actions to stop traffic that is traveling in an easterly direction on Twin River Road from being able to legally take a right turn on red at the intersection of Twin River Road and Old Louisquisset Pike (RTE 246).

Regulations to amend the Comprehensive Plan and the Zoning Ordinance

State law that enables municipalities to enact zoning ordinances and comprehensive plans each provide a procedure that a property owner can utilize to amend the comprehensive plan as well as the zoning ordinance. State Law § 45-22.2-8 Preparation, adoption, and amendments of comprehensive plans, outline the procedure one must take to amend a municipality’s Comprehensive Plan. State Law § 45-24-51 Adoption – Procedure for adoption or amendment, outlines the procedure one must follow to amend a municipality’s zoning ordinance.

The Technical Review Committee discussed the available State law that enable one to amend a city or town’s comprehensive plan as well as their zoning ordinance. Giving the availability of these procedures, the TRC feels that the applicant has an available avenue to discuss their project as it relates to the existing Comprehensive Plan and zoning ordinance.

Based on the above comments and the submitted plans and reports, the Technical Review Committee recommends that the Planning Board thoroughly compares the proposed project to the goals, objectives and policies of the Comprehensive Plan to the proposed project. In addition, the TRC recommends that the Planning Board reviews the requirements of the zoning ordinance for use and dimensional variances.

Zoning Applications (*) – March's Zoning Applications

There were no zoning applications to be reviewed for the month of March

Correspondence/Miscellaneous (*)

a. Staff Reports

b. The Residences at Stone Creek AP 20 Lot 15 Final Plan Recorded