

LINCOLN PLANNING BOARD

MARCH 27, 2013

APPROVED

The regular meeting of the Planning Board was held on Wednesday, March 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 was Town Planner Al Ranaldi. 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 four zoning applications and staff reports. A consent agenda is normally voted on in total unless a member motions to remove an item.

Motion was made by member 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. RJB Properties – Bldg. #2 AP 31 Lot 12 Public Hearing – 7:00 PM

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

Chairman Olean called the Public Hearing to order at 7:03 pm.

Mr. Ranaldi stated that the applicant's representative called two days ago and requested the public hearing be postponed until April. The applicant took a look at the TRC recommendations and reviewed the concern that the maintenance the proposed pervious pavement would require. The applicant had second thoughts about using the pervious pavement and changed that area of the parking lot to standard impervious pavement. The drainage calculations will now have to be reviewed. Therefore, the applicant needs some time to do the engineering required. Chairman Olean asked Mr. Ranaldi if the applicant has supplied this request in writing. Mr. Ranaldi stated that the applicant did also send the request in writing. Chairman Olean stated the response to the applicant should include a possible time

extension on preliminary plan approval. Mr. Ranaldi agreed and would include that statement in the response. The public hearing will be set for the April 2013 meeting with new notice.

RECOMMENDATION TO TOWN COUNCIL

a. 2013 Community Development Block Grant Application (CDBG) Discussion/Approval

Mr. Ranaldi stated that each year the State accepts applications for the Federal Community Development Block Grant. A number of programs are eligible. The Town usually applies for revitalization projects for public infrastructure, housing rehabilitation and program grants that the Town receives. This Board needs to determine if the requests in the application are consistent with the goals and objectives of the comprehensive plan. The comprehensive plan talks about improving infrastructure and providing for Town residents. Therefore, the requests are consistent with the comprehensive plan. A brief explanation of each line of the requests on the application was given by Mr. Ranaldi. Mr. Ranaldi asked the Board to send a positive recommendation to the Town Council.

Motion made by member Griffin to send a positive recommendation to the Town Council on the 2013 Community Development Block Grant application was seconded by member Bostic. Motion was approved by all members present.

SECRETARY'S REPORT

The Board was given one set of minutes to review. The minutes are for January 23, 2013. The Town Planner Al Ranaldi stated that he has reviewed these minutes.

Motion made by member Reilly to dispense with the reading of the January 23, 2013 minutes and accept as presented was seconded by member Griffin. Motion was approved by all members present.

PLANNING BOARD OFFICER'S ELECTION

Motion made by member Griffin to nominate Kenneth Bostic for position of Chairman of the Board was seconded by member Hunt. No other nominations were put forth. Motion was approved by members Olean, Reilly, Delgrande, Griffin and Hunt.

Motion made by member Griffin to nominate Michael Reilly for position of Vice Chairman of the Board was seconded by member Delgrande. No other nominations were put forth. Motion was approved by members Olean, Bostic, Delgrande, Griffin and Hunt.

Motion made by member Bostic to nominate William Murphy for position of Secretary of the Board was seconded by member Delgrande. Chairman Olean spoke to member Murphy and he would

accept the nomination for secretary. No other nominations were put forth. Motion was approved by members Olean, Reilly, Delgrande, Griffin, Bostic and Hunt.

Motion made by member Griffin to adjourn and was seconded at 7:15 pm by member Delgrande. Motion was approved by all members present.

Respectfully submitted,

Russell Hervieux

Attached March TRC Report:

On March 19, 2013 at 3:00 pm, the Technical Review Committee met to review the agenda items for the March 27, 2013 meeting of the Planning Board. In attendance were Al Ranaldi, Michael Reilly, Peggy Weigner, Leslie Quish, Russell Hervieux, John Faile, and Michael Gagnon. Below are the Committee's recommendations.

Major Land Development Review

- a. RJB Properties – Bldg #2 AP 31 Lot 12 Public Hearing – 7:00 PM**
 - RJB Properties 640 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 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 114 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 a public hearing at the preliminary plan review level.

On March 19, 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 July 17, 2013, or within such further time as may be consented to by the applicant.

The preliminary plan submission contains a set of plans entitled, "Office Development - 640 George Washington Highway (Rt. 116), AP 31 Lot 12, Lincoln, Rhode Island", prepared by Pare Corporation for

RJB Properties, LLC. The set of plans contain 17 sheets plus one cover page and is dated March 6, 2013. A report entitled “Stormwater Management Report, Office Development, 640 George Washington Hwy (Rt. 116), Lincoln, RI” prepared by Pare Corporation was submitted. The report is dated March 6, 2013. Also submitted was a report entitled, “Traffic Impact Analysis, Office Building Development, George Washington Highway, Lincoln, Rhode Island,” prepared by Bryant Associates, Inc. and dated March 2013. The Town received a copy of a letter from the Albion Fire Department dated March 8, 2013 stating that the proposed site plans are acceptable to the department. 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 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. All stormwater runoff will be managed by a combination of above ground and underground systems.

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.

Traffic Analysis/Access to the Site

Access to the office complex is from George Washington Highway, a State roadway. Currently, visitors to the office complex traveling eastward must drive to the signalized intersection of George Washington Highway (GWH) and Blackstone Valley Place and make a u-turn. This u-turn puts traveler on the correct side of the highway separating median.

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. Access to the proposed hotel and office complex for visitors traveling eastward would be from taking a u-turn at the GWH and Blackstone Valley Place intersection.

A great amount of time was spent reviewing the traffic study for this use and the proposed access routes. 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 no 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.

This travel route is still under consideration as a means to access the site. However, the developer has investigated with the Rhode Island Department of Transportation (RIDOT) the possibility of opening the median in front of the property. RIDOT is receptive to this idea. The submitted traffic study analyzes both options. The median opening proposal is shown within this plan set and is part of the preliminary plan submission.

The proposed median opening option is to create an opening in the State's highway median at the site's driveway. There is a lengthy turning lane that would serve the median opening access point as well as Blackstone Valley Place Road. A queue analysis of the existing turning lane was performed and concluded that there will be ample storage length in the left-turn lane for the proposed median opening as well as the left-turn lane at the GWH and Blackstone Valley Place intersection during peak travel hours.

According to the traffic study, the addition of the proposed office building and its associated traffic will have no change to the level of service at the intersection of GWH with Amica Center Boulevard/Great Road and with Blackstone Valley Place during the A.M. and P.M. peak hours with or without the proposed median

opening. The traffic study goes on to say that the proposed median opening will create a slight improvement to the overall intersection delay for the GWH and Blackstone Valley Place intersection during peak travel hours.

The Technical Review Committee and the Town Engineer reviewed the proposal and traffic study. The TRC concluded that the median opening access point is the preferred option to this site. However, approval of this option would have to come from the RIDOT via a PAP. This Physical Alternation Permit would be a condition of Preliminary Plan approval. If this option is not approved by the RIDOT, the applicant will have to come back to the Planning Board for review of the current travel route.

Parking

The applicant is proposing 114 parking spaces with five handicapped parking spaces. The entire parcel of land will ultimately contain three buildings and their associated parking. The recent submission presented an “Overall Parking Summary” chart on page 4. This chart compares the required parking spaces per square foot of gross floor area verses what the developer is proposing to have at the completion of this project. The chart shows that the existing plus proposed parking spaces equal the amount of parking spaces required by our zoning ordinance.

Zoning Requirements

The proposed plans as presented meet the Town’s current zoning

ordinance. The site is currently zoned ML-0.5 which permits doctor and medical offices. The Technical Review Committee would like to call attention to the need for a special use permit if any procedures such as surgical, treatment facility or psychiatric services are performed in the building. 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 stormwater collection systems and bio-retention areas. A full drainage report was submitted and reviewed. The Town Engineer presented several minor concerns she had with the proposed plans and specification. The applicant's engineer successfully addressed these concerns at the TRC meeting. A Physical Alteration Permit (PAP) from the Rhode Island Department of Transportation will be required for connecting to their stormwater connection system in George Washington Highway. The PAP can be a condition of preliminary plan approval. The Technical Review Committee would like to bring to the attention of the Board the applicant's use of porous bituminous concrete parking areas in the project. This type of pavement absorbs stormwater runoff rather than letting it run off into a detention basin. Porous pavement is an innovative approach to stormwater management that works to control runoff rate and volumes. This approach is suggested in RIDEM's recently adopted Low Impact Development (LID) regulations.

Utilities

The project is proposed to be serviced by public water and sewer. The Lincoln Water Commission has not received the official submission of the proposed water service. However, John Faile, the Lincoln Water Commissioner reviewed the submitted plans and indicated that the plans successfully address his requirements. The TRC recommends to the applicant that he submits an official plan to the LWC for their official review and approval.

Based on the preliminary 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 preliminary plan review. The concerns presented above can be easily addressed by the applicant. Barring any unforeseen concerns brought out at the public hearing, the Technical Review Committee recommends that the preliminary plan submission be Approved with conditions. Below are the conditions of approval.

- 1. A Physical Alteration Permit (PAP) from the Rhode Island Department of Transportation for the change in use as well as the median opening access point.**
- 2. A Rhode Island Pollutant Discharge Elimination System (RIPDES) permit.**
- 3. A review by the Area of Planning Concern.**

Recommendation to Town Council

a. 2013 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 2013 CDBG proposed project summary sheet was 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.

The Technical Review Committee reviewed the 2013 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 February 5, 2013 zoning meeting

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 Walker Street, Lincoln, RI.

AP 2, Lots 84/96 Zoned MG 05

Please note: The applicant and their attorney met with the Zoning Official and the Town Planner on February 13, 2013 to discuss this application in detail. However, no new information was submitted to the Technical Review Committee regarding this application. Therefore, the existing recommendation was not changed. Below is a copy of the existing recommendation.

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 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.

Continued from February 5, 2013 zoning meeting

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 taken place. Proposed parking on lot 96 for use on Lot 84, Walker Street, Lincoln, RI.

AP 2, Lots 84/96 Zoned MG 05

Please note: The applicant and their attorney met with the Zoning Official and the Town Planner on February 13, 2013 to discuss this application in detail. However, no new information was submitted to the Technical Review Committee regarding this application. Therefore, the existing recommendation was not changed. Below is a copy of the existing recommendation.

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.

Presidio Partners, LLC, 1092 Great Road, Lincoln, RI – Application for Dimensional Variance seeking front and side yard relief for the construction of a new home on a vacant lot located on Presidential Way.

AP 26 Lot 129 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 dimensional variances seeking front and side yard relief for the construction of a new home. The TRC 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 does not offer any compelling reasoning as to why a new house cannot be designed to fit within the existing building envelope. The submitted site plan and building envelope clearly shows sufficient room to build a house on. The TRC feels that the application did not present examples of any efforts to design a house that would fit onto the unique building envelope. The submitted house plans do not represent the least relief necessary. The TRC feels that the applicant can easily design and construct a new house that would not require any variances.

Deborah A. Ingham, 15 Spring Green Road, Lincoln, RI – Application for Special Use Permit to add an attached accessory family dwelling unit to the existing single family house.

AP31, Lot 116 Zoned: RS-12

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends Approval of the Special Use Permit for the Accessory Family Dwelling Unit. The applicant submitted plans that would incorporate a proposed interior modification to the existing house. The interior modification and original house will continue to look like a single family house from the roadway. The Technical Review Committee feels that the special use permit will not alter the general character of the surrounding area and will not impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.

Correspondence/Miscellaneous (*)

a. Staff Reports