

LINCOLN PLANNING BOARD

JULY 24, 2013

APPROVED

The regular meeting of the Planning Board was held on Wednesday, July 24, 2013, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.

Vice Chairman Reilly called the meeting to order at 7:00 p.m. The following members were present: Gerald Olean, Michael Reilly, Jeffrey Delgrande, and William Murphy. Also in attendance were Town Planner Al Ranaldi, Town Solicitor Anthony DeSisto and Town Engineer Leslie Quish. Russell Hervieux kept the minutes.

The following members were absent from this meeting: Kenneth Bostic, John Hunt and Timothy Griffin. Members Hunt, Bostic and Griffin called the Chairman and were excused.

Vice Chairman Reilly advised that four members were present; have quorum.

CONSENT AGENDA

Vice Chairman Reilly reminded members that the consent agenda has one zoning application 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 Olean to accept the consent agenda as presented was seconded by member Delgrande. Motion was approved by all members present.

MAJOR LAND DEVELOPMENT REVIEW

- a. 90 Industrial Circle AP 2 Lot 82 Master Plan Extension
A.F. Homes, LLC Walker Street & Discussion/Approval
Industrial Circle**

Mr. Ranaldi stated that this application has a long history with the Board. The applicant received a court ordered approval and has gotten several extensions of that approval. The applicant has submitted for a preliminary plan review and could receive a certificate of completeness. However, when the Town Engineer reviewed the plan she had three pages of minor concerns. The plan should be of good quality before it comes before this Board. Therefore Mr. Ranaldi asked the applicant's attorney to apply for a master plan extension to give them time to submit a better preliminary plan. Member Olean asked when the next Board meeting is to be held. Mr. Ranaldi responded that August 28, 2013 will be the next meeting. Member Olean asked if the applicant if they were willing to extend the deadline for a decision until the August 28, 2013 meeting. He felt there are extensive issues with this project and not enough Board members

are in attendance tonight. The applicant agreed to the continuance to next month. Several discussions took place as to the reasoning and proper wording for this extension.

Motion made by member Olean to continue this application to the August 28, 2013 meeting, with consent of the applicant, and the current vesting time, 27 days, will be extended beyond next month's meeting. Motion was seconded by member Delgrande. Motion was approved by all members present.

COMPREHENSIVE PLAN UPDATE

Mr. Ranaldi stated that he supplied the Board with a cover page of the comprehensive plan update. The page is showing that there have been a lot of other projects that are feeding into the comprehensive plan that have been completed. The United States census data and the certified tax rolls after the reevaluation have been received. Those reports will be analyzed to bring the plan up to date. A land use map has been completed and will be added to the plan. The housing information, as far as the number of units, will be derived from the tax roll information. An inventory of the Town open space has been completed. The capital investment plan and natural hazards plan has also been completed. These reports include things such as the update to sewer pump stations, dam information and roadway revitalization. A preliminary draft copy of the updated comprehensive plan has been supplied to the Board with edge notes for your review.

Some discussions took place as to the formatting of the draft copy.

Member Olean had some questions for Town Engineer Leslie Quish. Member Olean asked Ms. Quish about a document that she wrote on July 11, 2013 regarding the mill conversion at 90 Industrial Circle. Would the comments affect any decision of the Board on the master plan extension? Ms. Quish replied that the comments are more for a preliminary plan application. Ms. Quish also stated that these comments have nothing to do with the master plan extension.

Motion made by member Olean to adjourn and was seconded at 7:33 pm by member Delgrande. Motion was approved by all members present.

Respectfully submitted,

Russell Hervieux