

## **APPROVED**

### **LINCOLN PLANNING BOARD**

**August 26, 2015**

**The regular meeting of the Planning Board was held August 26, 2015 at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.**

**Chairman Bostic called the meeting to order at 7:00 p.m. The following members were present: Kenneth Bostic, Michael Reilly, Jeffrey Delgrande, William Murphy, and Jeffrey Almond. Elizabeth Gagnon kept the minutes.**

**The following members were absent from the meeting: Gerald Olean and John Hunt.**

**Chairman Bostic advised that five (5) members were present and there is a quorum.**

**Also in attendance were Town Planner Al Ranaldi and Town Engineer Leslie Quish and Town Solicitor Anthony Desisto.**

### **CONSENT AGENDA**

**Chairman Bostic reminded members that the consent agenda is normally voted on in total unless a member motions to remove an item.**

**Motion was made by Member Delgrande, seconded by Member Murphy to accept the consent agenda as presented. Motion was approved by all members present.**

**a. Major Land Development Review      AP 42 Lot 24      Master  
Plan-Public-Information Hearing 7pm**

**Discussion/Approval**

**Town Planner gives an overview of the project according to the Technical Review Committee report.**

**Mark Russo: I am representing Twin River on the application. I will give some brief introductions. Craig Sculos is the Vice President and General Manager of Operations. Kim Ward is Director of Public and Community Affairs. Ron Frasier is Director of Facilities. And for the consultants who appeared before you last time but again so that the public knows who is speaking; Scott Lindren from Pare Corporation, Amy Archer who is also with Pare Corp. She did the traffic analysis. Paul Hamill from JCJ Architecture, and myself.**

**In this process, we are seeking certain changes to the Comprehensive Plan. We realize that the ultimate decision lies with the Town Council and we plan on going before the Town Council to ask them for their approval. Likewise, in the plan we are seeking certain amendments to the Zoning Ordinance again to support the project that we are presenting to you. Again, with the realization that the ultimate decision lies with the Town Council. Finally in this process we are asking for Master Plan Approval for the proposed development and again we understand that if you were to vote and approve Master Plan Approval that it would be conditioned upon the Town Council approving the various amendments that we are seeking.**

**On the way of background I would just like to highlight a couple of things that I think are important for the public and for the board. Prior**

to September of 2001 the Town's Zoning Ordinance had an 800' no build buffer zone on the land around the entire perimeter of the building. And for all practical purposes that really eliminated any expansion of the facility. The buffer actually took up a little over 150 acres of a 190 acre site. In September 2001 the Town Council considered an amendment that is now Section 260-44 of the Zoning Ordinance. We have a C Zone in the middle and a B Zone and an A Zone. These zones are known as a transitional use buffer. You have more intense uses in the center and then as you radiate out towards the edge of the property in that A Zone you can only have parking. And I think it's important to note that I researched the articles that were published on the amendment in 2001 and basically that amendment was put in place so that there could be some expansion in a reasonable fashion. What we are seeking tonight is simply to add a hotel. The hotel would be in the C Zone. We are not seeking to go outside that Zone. We are not seeking to change any of those concentric circles. All of that hard work that was done in 2001 to provide certain protection and restrictions to expansion we are not seeking to change at all.

Section 240-44 of the Zoning Ordinance says is that if you are going to expand within the C Zone you have to buffer the parking area from the street and from the abutting properties. As you know, we have expanded the buffer zones.

The second point that I would like to point out by way of background is that in 2005 and 2006 when the redevelopment of the site was done to what is now know as Twin River, the State of Rhode Island placed a

restriction on the development that we could not construct a hotel on this site.

The third thing to mention by way of background, the Comprehensive Plan makes the entire site regulated under a zoning overlay district called Area of Planning Concern. And one of the things that it said and we take this very seriously is that “all future projects on the site shall be the product of a cooperative effort between the landowner and the Town”. We are not seeking to eliminate overlay district. It keeps that restriction and it keeps that requirement in place that we have to cooperate with the Town on any projects. And that is why we came before the Council in February and March of this year and inquired if there would be an objection if we asked the General Assembly to remove the prohibition of no hotel. We made it clear that any sort of development would still be subject to the Town’s land use ordinances and regulations. And that seemed to be an acceptable undertaking and we worked with the General Assembly. They did lift that prohibition but it was conditioned that your Ordinances and your land use Regulation would remain. The Town Planner mentioned that the Amendments we are proposing to the Town’s zoning ordinance would simply seek to make a hotel an accessory use and remain subject to all of your land use ordinances and restrictions. All of the areas of planning concern protections are maintained. The CBA concentric zones are maintained. The transitional use buffer is maintained. We are not seeking to exceed the height restriction that is out there.

The last thing to point out by way of background is that within the

most historical articles that I looked at in 2001, the Town Council said it was a four to one vote to change the Zoning Ordinance to allow for some reasonable expansion on the site. And all four that voted said that the use contributes millions of dollars in revenues to the Town and it's a job creator. At that time there were three or four hundred jobs. Well today there are just over 1,670 jobs plus another 90 to 100 fire and police personnel who are stationed at the facility at Twin River's cost. And it continues to supply a good deal of revenue to the Town. Twin River has taken seriously the requirements of cooperative effort and partnership in the Comp Plan and they have proven themselves to be a good corporate citizen in Town. I think that background is important because of the relief that we are asking for is not seeking to eliminate any of the existing protections. By way of Comprehensive Plan Amendment, I am going to go through those just very briefly for the folks who are in attendance from the public. What it boils down to is that in the land use section of the Comprehensive Plan, it talks about what the Lincoln Park site was like. One of things that the Planner suggests that we clean up is change those records from Lincoln Park to Twin River. You will see that in the redline markup. It refers to the site as an area of planning concern as I mentioned and creates certain protections that they have to be abided by if you are going to expand.

The Comp Plan refers to the economic development section pg ED 11. On page ED 11, it talks about the different protections the Town could implement on future development in order to mitigate the impacts to the surrounding uses. One type of protection is requiring

a buffer zone, and reviewing the types of lighting that would be proposed. All of these things, Scott will touch on in his presentation; these protections will remain in place. We narrowed our proposed changes to just reflect the fact that, subject to the existing land use ordinances, the hotel will be an accessory to the existing Casino facility.

In the proposed Zoning Ordinance Amendment, I'll run through just an overview of those proposed changes. In Section 7, for commercial recreational use for that zoning district, what we have done is define the hotel as an accessory use subject to the existing regulations and ordinances. Section 13 the Restaurant and uses for that definition that is amended to reflect the hotel use. Section 20 is the specific accessory uses that limited accessory uses for CR-2.

Scott will cover the proposed changes in the floor area ratio in the building coverage. We worked with the Technical Review Committee to propose an increase to accommodate the project and some flexibility for the future. Next there are off street parking requirements that we meet all of those requirements. There are more than enough parking spaces. Parking spaces there were developed at a time when the ordinance required 9' x 18' parking spaces. Now the ordinance requires a 9' x 20' size parking space. So we worked with TRC to propose some language that simply says to the extent if you are replacing existing 9' x 18' parking spaces due to hotel construction then those relocated parking spaces can be 9' x 18' in size. Any new spaces not related to the construction of the hotel, will have to be 9' x 20'.

Finally, there is Section 44 which is the zoning overlay district known as the area of planning concern. One of the things that we have to do after we appear before the Planning Board and after the Council would be to go before the Area Planning Concern Committee. And they would take a look at some of the same issues that you are reviewing. The only change we propose to that Section is to allow the hotel as accessory use to the Casino. So that was an overview of the zoning ordinance changes we are proposing. I would ask permission to have Scott come up and provide some detailed overview from that perspective.

My name is Scott Lindgren and I am the Project Engineer for Pare Corporation. I know that we went over the project last meeting. But for the respect of the audience and the public we will go through the project again. As Mark indicated this project is located in CR-2 Zoning District and it is located within the zoning overlay district, the area of planning concern.

The existing building coverage is currently 4.8%. The existing floor to area ratio is .072. Those are the two numbers that currently exist. The proposed project is for 250 bed hotel. It will have a four story maximum height of 60' as per the Zoning Ordinance. It will have a square foot footprint of 79,400 square feet with the total gross square footage of 225, 980 square feet. The location of the proposed hotel is just east of the existing north entrance. It is located within the front piece of the VIP parking lot. It is just to the east of the north entrance and also going to the south and takes over some of the existing employee parking lot. The hotel is to service the guests of the

**Casino. It is expected to have a few amenities consistent with hotel uses: A porte-cochere drop off entry which is located to the North. It will have a fitness/pool/spa area, and outdoor amenities. It will also have small meeting rooms and operation areas. If you take into consideration the square footage that I mentioned, the proposed building coverage with the hotel and the Casino will increase to 5.83%. This proposed project is seeking a zoning amendment of the building coverage to 8.5%. This is to allow for future growth. It equates to 222,000 gross square feet of the building footprint as it relates to the 191 acres currently of property area.**

**The proposed floor area taking the gross square floor area comes out to .099 which is a slight increase over the existing .072. Under this proposal we are seeking a zoning amendment to increase the floor to area ratio to .12. This equates to about 180,000 gross square feet.**

**This hotel would be serviced by parking that currently exists on the facility. Parking is separated into a number of different areas. They are for the patrons, valet, VIP, event parking spaces and employees. The total of the existing parking spaces for the facility is 5,832 spaces. Looking at what the zoning requirements are for the facility, we looked at the uses which include entertainment, gaming, and restaurant uses also temporary lodging which would be the hotel. Some of the individual uses have requirements for employee parking.**

**Under the requirements of the zoning regulations, the total required parking spaces inclusive of the hotel would be 3,561 spaces. With the proposed project we have excess of over 2,000 parking spaces. As I discussed last meeting, the existing hotel is taking over some of**

those current parking spaces and we are looking at replacing some of the lost employee parking spaces to the south of the facility still at the rear of the house and at the back of the house. In total the new hotel would displace approximately 58 spaces total. As I just mentioned the project has much more in excess of parking spaces that are required by zoning. The 58 parking spaces which would be employee parking would be dispersed to the other parking areas that are designated as employees. We are also seeking an amendment to allow the parking to be an 18' conventional space. This is similar to existing parking spaces used throughout the site.

The project will also have a loading zone area. The type and size of this facility would have excess of over seven loading spaces. For this type of use, it is not a necessary to have that many loading spaces. There are currently enough loading spaces located throughout the property for the facility. For this hotel we are going to propose one loading space located to the rear back of house of the existing Casino. This loading space is located adjacent to the employee parking area and accessed through the employee parking area. We are asking for a proposed amendment to allow for only one loading space for the hotel.

The proposed hotel will be utilizing existing utilities currently on site. There is currently water, sewer, gas, and telephone communications utilities. We will be seeking to tie into those existing utilities either through existing Casino building itself or tie onto the outside exterior utility services located to the rear and back of house. That design will be reviewed and coordinated with the utility providers during the

preliminary plan process. We will also be coordinating stormwater management improvements with the Department of Environmental Management for the facility with the filing of the Preliminary Plan submission. This project will require a Wetlands Application with that Department for work within the perimeter wetlands which is adjacent to the back of the house. There is an existing wetlands system. We will not be encroaching on that wetlands system but we will be within the jurisdictional area. This requires filing with the State for that permit.

Twin River is currently undergoing a lighting retro fit to modify the current exterior lighting within the parking areas to LED lighting which will also be light sky compliant lighting. It will also have the ability to be adjusted, for example if there was ever an emergency, the lighting could be increased for emergency personnel in the Town to have better lighting conditions. There will be no spillage of light from the exterior parking areas. We will be providing more information on the lighting during the Preliminary Plan Design.

The project will be looking at providing some planting buffering and we identified three phases of plantings. The first phase is currently underway. And it is installing buffering planting along the Twin River Road frontage. And currently, there is a plan to install about 500 linear feet of double rowed evergreen plantings, approximately 86 trees of White Pine or Spruce and also some seeding along the Twin River Road frontage to provide buffering for the neighbors. Phase 2 of the buffering plan will bring an additional set of plantings closer within the entry area to the Casino. Phase 3 will consist of the hotel

buffering. There will be a hotel landscaping plan developed for the new hotel which will have buffing around the base of the hotel but also along the edge of the wetlands for environmental consideration but also visual and buffering purposes. In regards to buffering along Louisquisset Pike, there are two areas that were requested by staff and your board for us to look at providing additional buffering plantings along Louisquisset Pike. Twin River has committed to look at these additional areas as part of the hotel project.

**Chairman Bostic:** And all of this is going to also help keep the spillage of the lighting within Twin River?

**Scott Lindren:** Yes it definitely is. The purpose of upgrading the lighting and adding additional buffering is to lessen the appearance of the facility from outside of Twin River. The lighting itself is going to dramatically change the type of lighting that they are using.

As part of the hotel project we did a traffic assessment that Amy Archer from my office will give more detail on. Part of this project will require this report and these plans to be sent to the Rhode Island Department of Transportation for review and approval of physical alteration permit based on the fact of change of use, the use is the addition of a hotel. That will be filed during the Preliminary Plan stage.

Also during the last meeting the Board asked about construction, construction access, construction phasing. I just want to reiterate the statement we made that night. The plan is for all construction access and phasing is still developing.

**Amy Archer:** I am with Pare Corporation. For expansion to include

**the hotel on this property we have included a Traffic Assessment Report that has been presented to you. That report referenced a previous study that we did when the Casino expanded back in 2005 & 2007. In 2005 when Twin River was expanding the first time we assessed the projections of traffic increase that was anticipated. The Institute of Transportation Engineers ITE does not give projection rates for a Casino of this type. The projections that were done at the time showed that a large amount of traffic was expected, so we went through the whole process with RIDOT to do mitigation to accommodate that increase that was anticipated. Now that we are looking to the hotel, we have done recent traffic counts this year of the volumes that are out there. Those current counts have shown that we have actually over projected so when we did the report back in 2005 we anticipated there would be a volume of traffic 25% higher than what is on the roadways today. With the new study to project trips for the hotel, we have gone to the standard ITE which has recommendations for volumes anticipated by the hotel. If the entire hotel usage was purely new trips it would still be within the volume that were projected and mitigated for under the original study back in 2005.**

**As I mentioned the current traffic is about 25% below what was projected. If the entire hotel was new trips, there would still be at least 14% below what was projected and what was mitigated for. That is if the hotel was 100% new trips. That is a very unlikely situation since the hotel is going to be connected to the Casino. We anticipate the majority of trips generated by the hotel are going to be trips**

already in the network trips coming through the Casino for either gaming or an event. The addition of the hotel may actually help distribute that traffic. Right now many of the trips coming to the Casino are during event nights, Friday evening events, and Saturday evening events. But since the hotel will have particular check in and checkout times, we think that traffic will actually get distributed. People will check in, stay for dinner, and then go to the event. So instead of having all the event traffic arriving a half hour before the event, it will dissipate the traffic throughout the day and then into the following morning at checkout time. We have already projected volumes for the Casino and mitigated to that extent the increased traffic. The hotel would not even be what was projected. It would be at least 14% below what was projected and already mitigated for.

Al Ranaldi: What I would recommend because of the sequencing of this application is to first review the project as a Major Land Development Review and a Public Informational Meeting. I would recommend that we call to order that Public Informational Meeting and ask if anybody would like to comment on it. Following any public input, the Board would make a vote to approve it or deny it or approve with conditions. If it passes that stage then we would go on to the Comprehensive Plan Amendment and the Zoning Ordinance Amendment. At this particular stage, the Master Plan Major Land Development review has basically only two questions: can this proposed project work, and does it work within the framework of our ordinances. The second part of review gets into the Comp Plan and then into the Zoning Ordinance. So we are just really looking at this

project at a conceptual level. At this level, the TRC believes that this project can work as presented. The TRC recommends approval of this application of a Major Land Development Review at Master Plan stage. And also recommends that the application move forward to the Preliminary Plan stage of the review. At that stage of review, we are going to get into the nitty gritty environmental and engineering aspects of the proposal.

**Anthony DeSisto:** Actually what you are looking at tonight is all sequential. The first vote would be on the Master Plan Application. If that motion is approved then you can proceed to the Comprehensive Plan Amendment vote. If that is successful then you can proceed to the Zoning Ordinance amendment. That is the sequence that you need to take.

**Chairman Bostic:** I will take a motion to open the public hearing and we will have a reading of the Abutters notices.

**Member Reilly** makes a motion to open the public hearing, second by **Member Almond**. Motion approved by all Members present.

The abutters list was read. Those present were as follows: James & Jane Jackson, UTGR Inc., and Harold E. Perry.

**Harold Perry, 21 Twin River Rd:** I would be the most impacted home in Lincoln from Twin River and the hotel. My elevation is much higher than Twin River. So I can see the whole grandstand, lights from the grandstand and the lights from the parking lot and all of the buildings. I can see the new lights, the new signs that they put up, all the traffic and all the vehicles coming in and out, the emergency vehicles and so on. There are no trees at all on Twin River Road right

now in front of my home. So there is a virtual parking lot there on Twin River Road for loiters and litters. People sit there and park there all night, throw trash out and so on and so forth. I'm just looking to get some foliage and trees. I have maple trees in front of my own home that only last for the season but even at that, they don't block all of the light and all of the traffic and such. Anything that I saw on the plan looks like it is only going to extend up to the rotary. I didn't see anything for Twin River Road. Is there anything for Twin River Road? If you are coming through the rotary then that would stop your vision from seeing the hotel but from my home, I will be able to see the hotel and I am going to have three hundred new neighbors peering into my windows. I am going to have parking lot lights and the propane tank is going to be a lot closer. Even if there were bushes around the propane tanks, the height of the hotel and lights will still easily be seen from my home. If there were trees in front of Twin River then that would negate a lot of it.

**Chairman Bostic:** So you are looking for trees around the edge of the rotary.

**Harold Perry:** No, the whole length of Twin River Road right across from my home on Twin River Road.

**Chairman Bostic:** So between the rotary and the Fire Station.

**Harold Perry:** Absolutely. And also some trees on my side so I wouldn't have to see into the parking lot, the lights, the buildings, and the rotary.

**Chairman Bostic:** So on your side?

**Harold Perry:** Yes.

**Mark Russo:** I just spoke with the client I think we could extend that buffer to get some more coverage in front of Mr. Perry's house

**Scott Lindgren:** Heavy white pine and spruce can be installed so he will get year round coverage and height. We are planning on extending down the road so there will be year round buffering for your residence. You also mentioned the propane tank. We are actually getting rid of the propane tank.

**Harold Perry:** They have had several trees on Twin River Road for a short distance. They kept dying. Will these trees be set back further and is there going to be some way if they do die that they are going to be replaced. Also, each and every day, there is a lot of trash right there on Twin River Road. They started to pick it up the first week of July. This week they haven't picked up the trash. Is there going to be someone who regularly picking up trash on Twin River Road from the rotary right to the Fire Station? Because there is a lot of trash out there and what is left there when they park overnight; a lot of it goes over to my side of the street.

**Ronald Frasier:** Director of Facilities. We just purchased a brand new vacuum truck and sweeper. The one that we had previous died so they were picking the trash by hand which was pretty inefficient. So we just purchased a new truck last week. So there should be an improvement in the condition of the trash.

**Jane Jackson:** I live on the Old Pike. One of the amenities within the hotel structure I know they referenced a pool which I assume is an outside pool but I am not sure. And is there anything else inside the building that is not already in the present Casino coding. Like is

there another event center, is there a retail space. I really haven't heard anything about what is inside the building.

**Mark Russo:** I think the only thing planned inside for amenities are some small meeting rooms, the spa facility, and the outdoor pool. There will not be another event center. I'm sorry it is an indoor pool not an outdoor pool.

**Harold Perry:** The L.E.D. lighting; what is going to stop anybody from turning those up at any time? So, in other words, if you had someone who is supposed to go by Town code for what the lighting is; what's going to stop anybody from just turning those on and leaving them?

**Mark Russo:** There is a Town code measurement I can't remember. We do consistently test for that and we are under the code. We will turn up the lighting in an emergency situation where police and fire are on site.

**Scott Lindgren:** Even at the maximum it is not going to be above the limit of the Town.

**Harold Perry:** I was told that I would not be able to see that new L.E.D. sign and I can see that 24/7. Is there any way that it can be turned down? There were four new signs that were put up and said to be for emergency vehicles also. I was told I would not see those from my yard. Is there any way those being L.E D. can be turned down?

**Mark Russo:** We can review that. Those signs were approved through a separate process. Separate from the hotel so I am thinking we will look at it and get an answer.

**Chairman Bostic:** If they put those tall trees in, would that eliminate

that problem?

**Harold Perry:** Yes. Yes it would. They would also have to have some trees on my side also.

**Chairman Bostic:** I would just like to ask about the trash that is going on his land. Can that be taken care of? I mean I think that is pretty simple thing.

**Mark Russo:** I think they are continuing to do the best they can with the trash. That truck that they bought is an \$85,000 sweeper truck and I know that there are trash crews.

**Craig Sculos - Vice President and General Manager of the Property:** Certainly we understand exactly what Mr. Perry is saying. We have taken a look at the trash and debris problem. The issue just becomes a little bit of a liability. Once it gets on to the roadway, we are somewhat limited in what we can do to get it out of the street. What I think what we can do is work with Mr. Frasier and the sweeper and try to contain everything that's on our site. We had spoken to our local Representatives that are trying to work with the Department of Transportation to come up with a comprehensive trash removal plan that will outline how and when trash will be removed from State property. We will take this into advisement and see what we can come up.

**Jim Jackson an abutter on Louisquisset Pike:** Speaking of trash, I was wondering how many trash pickups will there be because of the hotel and how many more deliveries with box trucks and tracker-trailer trucks. There is already enough of them coming down Louisquisset Pike. It is not as bad as the regular traffic on Twin River

Road but these people don't seem to read the speed signs either. How many more deliveries will there be and pickups?

Mark Russo: I don't think we have that information specifically now but I don't think it is an issue to provide you with a hypothetical deliveries schedules during the Preliminary Plan stage. We will know better how we will manage the hotel at that stage. There obviously will be deliveries. I understand your point but I wouldn't be able to say right now.

Scott Lindgren: The loading dock is in between the hotel and the existing Casino. So the existing loading dock is in the south portion of the site. This is contained between the two buildings.

Ann Peteruti: 305 Twin River Road. It is very dark when I come up RT 146 and turn on to Twin River Road. There was a man standing in the lane and there are absolutely no street lights. It is totally dark. There is no place to walk and I have no idea why he is walking there. I looked up and there he was. And it's just a little tiny curb with grass that is two feet tall so he can't walk over there. So I was wondering if the Town can do anything for the lighting before the intersection.

Al Ranaldi: That is a state road and you would have to contact D.O.T.

Anthony DeSisto: I think the better route to take would be to talk to your Legislators and have them contact D.O.T. and the State Traffic Commission. That is probably the best way to go.

Chairman Bostic: If there are no other questions we will close the public hearing.

Member Reilly: Makes a motion to close the public informational hearing, seconded by Member Murphy. Motion approved by all

members present.

**Member Delgrande:** I make a motion to accept the Master Plan and also to echo the TRC report on that.

**Chairman Bostic:** Before we go through with that, I would just like to mention that some of the things that the public had mentioned maybe you could compile a list and have it for the next meeting. Some answers a little better on the lighting and on the trees and some of the other questions. The traffic, is it going to be 50% more trucks entering Twin River Road during the day, is it going to be a 20% increase?

**Mark Russo:** We will address that and I think we also have on our list the construction traffic. We will propose a planting schedule and extending that buffer for Mr. Perry's property.

**Scott Lindgren:** As part of the next submission we will have a landscaping plan.

**Mark Russo:** We understand that the extension of the buffer in Phase 1 is basically a condition of approval.

**Solicitor DeSisto:** Just to make it clear for the record that we accept the TRC report.

**Motion made by Member Almond and seconded by Member Reilly.**

**Motion approved by all members present.**

**Al Ranaldi:** Now with that approval we move to the Comprehensive Plan Amendment. In a nutshell I have provided the Board with a color copy of what they are proposing to amend. I had also proposed to amend taking out Lincoln Park and putting in Twin River Casino. If this gets approved I could make that change if the Board agrees and

pass that along to the Town Council. But since we are here and we are cleaning things up Lincoln Park does not exist anymore. It is called Twin River Casino. There are a couple of references in the Comp Plan.

This Amendment is in the spirit of the 2003 Comprehensive Plan which said “establishing the concentric rings. It established the area of planning concern. They are saying it is within those confines of 2003. This simply addresses the adding of a hotel. It is as simple as that. The TRC looked at it, we compared it to what was existing and the TRC recommends approval to send a positive recommendation to the Town Council and again I would like to add that the Lincoln Park be removed and replaced with Twin River Casino. The Solicitor recommends we open up the meeting to the public on the Comprehensive Plan.

Solicitor DeSisto: If there are any comments then it is appropriate to take them at this time before the motion.

Member Reilly makes a motion to open the public hearing again, seconded by Member Almond. Motion approved by all members present.

Member Bostic: Is there anyone that would like to make a comment based on the proposed amendments to the Comprehensive Plan?

Member Delgrande makes a motion to close the public hearing, seconded by Member Reilly. Motion approved by all members present.

Member Delgrande makes a motion to send a positive recommendation to the Town Council and also to take out Lincoln

**Park and insert Twin River Casino wherever it is mentioned in the Comprehensive Plan. Seconded by Member Reilly. Motion approved by all members present.**

**Al Ranaldi: The Zoning Ordinance Amendment again it's to simply allow the hotel as an accessory use to the Casino. So that means that they cannot have a separate hotel without the Casino connected to it. So it's really tailored to this specific site. It's also amending the coverage and the floor to area ratio to accommodate the hotel and also the parking requirements. Again this is specific to the site. There is only one CR 2 zoning district in Town. This would address the addition of the hotel. The TRC supplied a draft copy. There are two findings that the Planning Board has to make. They have to make a finding that the proposed amendments are consistent with the Comprehensive Plan. There is Article 1 of the Town of Lincoln Zoning Ordinance that has fifteen elements that a Zoning Ordinance must address. I provided a draft of that article. The most important element is to promote the public health, safety and welfare of the residents of the Town and provide for a range of uses and intensity. This project positively addresses those concerns.**

**Solicitor Desisto: You do not need to have a public hearing for the Zoning Ordinance Amendment. The reason for that is you are making a recommendation to the Town Council under the Zoning Act. So those two points that Al brought up need to be part of your motion. But what I recommend is that the motion to recommend to the Town Council, if that is what you want to do, is to recommend to the Town Council that the Zoning Ordinance be amended as proposed by the**

applicant. And that you incorporate by reference Al's memorandum dated August 26, 2015. And reason for that is it contains all the things that need to be in your recommendation to the Town Council that are mandated by the enabling act. He did a great job in it and if you are voting that is how I would handle it.

**Member Delgrande:** Mr. Solicitor wording for the motion.

**Solicitor Desisto:** The motion is to recommend that the Town Council amend the Zoning Ordinance as proposed by the applicant on this matter and to incorporate by reference in the motion the August 26, 2015 memorandum of the Town Planner. In fact what will happen is if you vote for that motion this will be forwarded to the Town Council for their public hearing.

**Member Delgrande:** Do we need to include the TRC at all?

**Solicitor DeSisto:** That's part of the TRC. I'm sorry I should have mentioned that.

**Member Delgrande:** That is my motion, seconded by Member Reilly.

**Motion approved by all members present.**

## **PY 15 Community Development Block Grant Application (CDBG) Review/Discuss/Approve**

**Al Ranaldi:** This year my assistant was in charge of doing this grant and she made a mistake with the timing. This has to go in front of the Town Council in September for early October submission that is why this month's TRC meeting did not review the application. Consequently, we had a supplemental TRC meeting to review the proposed submission. What the TRC and the Planning Board have to

**do in this particular case is make a determination that the application, that is presented and will ultimately be submitted to the State's Community Development Block Grant program, is consistent with our goals and objectives of our Comprehensive Plan. The TRC reviewed the application against the Comp Plan and feels that it is consistent and recommends approval.**

**Member Reilly: Motion to approve, seconded by Member Delgrande.  
Motion approved by all members present.**

**Member Bostic: Secretary's Report.**

**Al Ranaldi: We had a change with the Recording Secretary and I will work very hard with her to have them all presented to the Board at the next meeting.**

**Motion to adjourn by Member Reilly seconded by Member Delgrande.  
Motion approved by all members present.**

**Meeting adjourned at 8:18pm**

**Submitted,**

**Elizabeth Gagnon**

**Technical Review Committee Report:**

**On August 18, 2015 at 3:00 PM, the Technical Review Committee met to review the agenda items for the August 26, 2015 meeting of the Planning Board. In attendance were Al Ranaldi, Leslie Quish, Michael Gagnon, Peggy Weigner, Michael Gamage, Holly Faubert (Engineering Intern), Russell Hervieux, Michael Reilly, Romeo Mendez, and Lou Prescott (LWC). Below are the Committee's**

recommendations.

## **Major Land Development Review**

### **a. Twin River Casino Hotel AP42 Lot 24 Master Plan Discussion / -UTGR, Inc. d/b/a Twin River 100 Twin River Road Approval**

**This application is under the 2005 Subdivision Regulations and represents the addition of a hotel to the existing casino complex. The project requires a Comprehensive Plan amendment, a Zoning Ordinance amendment, and a major land development review. The Technical Review Committee reviewed the proposed major land development project and each of the proposed amendments as a whole. However, each review stage of the project was separated in this report to distinguish the type of review or recommendation the Planning Board is required to make.**

**On July 14, 2015, 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 November 11, 2015, or within such further time as may be consented to by the applicant.**

**The master plan submission included the following:**

- Twin River Casino Hotel, 100 Twin River Road, Lincoln Rhode**

**Island, Sheets 1-9, prepared by Pare Corporation, dated July 2, 2015.**

**• Master Plan Report for Twin River Casino Hotel, prepared by Pare Corporation, dated July 2015.**

### **Site Layout**

**The Technical Review Committee reviewed the project submission at the Master Plan review level. The entire property contains a total of 191.59 acres of land and is bounded by Twin River Road to the north and Louisquisset Pike to the east. The proposed application is to construct a 250-bed, four story 225,980 gross square foot (79,400 square foot footprint) hotel, associated exterior site improvements, parking, loading, emergency access drive, and new stormwater management systems. This hotel will be connected to the existing casino and is proposed to be located where the former dog racing track was located. The hotel entrance will be east of the Twin River Casino North Entrance. The existing parking areas will serve as parking for the hotel guests as well as the casino guests. New employee parking is proposed to be located behind the proposed hotel.**

### **Utilities**

**Public sewer and water are currently servicing the property and is available to the hotel. The details of these connections will be presented and reviewed at the preliminary plan review stage.**

### **Wetlands/Stormwater Runoff**

Several wetlands resource systems and a stormwater runoff collection system exist within the site. Stormwater runoff is presently collected by catch basins and conveyed both north and south to an existing detention basin at the northeast side of the existing VIP parking area. Both of the existing wetlands resource systems and stormwater runoff systems will be affected by the development of the proposed hotel. A new stormwater management system will be required to handle the increase in stormwater runoff to the wetland resource systems. The new treatment system shall be designed in accordance with and reviewed against the Rhode Island Storm Water Design and Installation Standards Manual. This review will be conducted at the preliminary plan review stage.

Wetlands approval shall be required from the Rhode Island Department of Environmental Management and will be reviewed during the Preliminary Plan stage. Due to the size of the existing property and conversations with the project's civil engineer, the Technical Review Committee feels that a new system can be designed to accommodate the needs of the existing casino and proposed hotel.

## **Parking**

The existing casino complex contains 5,832 parking spaces. Based on the Town's zoning ordinance, the existing casino facility and proposed hotel will require 3,561 parking spaces. Therefore, the existing casino complex has 2,271 parking spaces in excess of what is required by our zoning. Several existing parking areas will be

**impacted by the proposed hotel development. The plan submission show how the affected parking areas will be relocated within the site.**

## **Traffic**

**An extensive traffic analysis was conducted during the redevelopment of the casino facility in 2005. Several major roadway improvements were installed on Twin River Road and Louisquisset Pike in order to improve and mitigate any anticipated traffic impacts to the surrounding roadway network. The original traffic impact analysis (TIA) for the redevelopment of Twin River was completed by Pare Corporation in 2005.**

**Since the original TIA in 2005, Pare Corporation has conducted or obtained several traffic counts at multiple intersections within the surrounding area. According to a letter provided in this submission and dated July 1, 2015, Pare Corporation has reviewed all of the data it has collected and has concluded that the actual traffic volumes of the surrounding roadway network are significantly less than what was projected under the 2005 Twin River TIA. The submitted letter summarizes the difference in the projected future volumes from the 2005 TIA and the actual traffic volumes collected post Twin River redevelopment volumes.**

**The submitted traffic assessment is acceptable to the Town and shall be reviewed and approved by the Rhode Island Department of Transportation under the Physical Alternation Permit program during the Preliminary Plan stage.**

## **Site Buffering**

**Extensive vegetative buffering between the complex and the surrounding neighborhoods was a requirement of the project approval in 2005. The submitted project is proposing additional vegetated buffering areas that will complement the existing buffer. The Technical Review Committee finds the proposed vegetative buffer areas to be acceptable. However, the TRC would like the applicant to consider adding additional vegetated buffer areas in front of the existing event overflow parking area and the area designated as State Police Temporary Mobile Office. The buffer areas can be installed at the appropriate time.**

**The Technical Review Committee finds that the applicant has successfully addressed the requirements of a Master Plan review stage. Several significant items will require extensive review at the Preliminary Plan review stage. However, the TRC is comfortable that the applicant can successfully address these items at that stage. Barring any unforeseen concerns brought out at the Public Information Meeting and based on the project's submission, the Technical Review Committee feels that the applicant has successfully addressed the requirements of a Master Land Development review. The TRC recommends Master Plan Approval.**

## **Comprehensive Plan Amendment**

**a. Twin River Casino Hotel AP42 Lot 24 Recommendation to Town**

## **Council**

**- UTGR, Inc. d/b/a Twin River 100 Twin River Road**

**The proposed Twin River Casino Hotel project will require a Comprehensive Plan amendment. Specifically, the applicant proposes to amend language pertaining to the Twin River Casino, formerly known as Lincoln Park, and contained within the Land Use Element and the Economic Development Element. These proposed amendments simply address the recently enacted legislation by the Rhode Island General Assembly. This legislation removed the prohibition on the construction and operation of a hotel at or in close proximity to the Twin River Casino.**

**The Technical Review Committee reviewed the proposed amendments and finds that the proposed amendments are straight forward in nature and only addresses the recently enacted legislation.**

**The proposed amendments do not change the original intent of the Comprehensive Plan as it pertains to development and impact of the Twin River Casino and the surrounding area.**

**The Technical Review Committee noticed that “Lincoln Park” headings of each section that describes the future policies of Twin River Casino were not proposed to be changed. The Technical Review Committee recommends that these heading be changed to “Twin River Casino” in order to establish consistency within the document. Throughout the entire document, all references of “Lincoln Park” should be changed to “Twin River Casino”. Barring any unforeseen concerns brought out at the Public Hearing and**

**based on the proposed amendment and the suggested change in headings, the Technical Review Committee recommends that the Planning Board sends a positive recommendation to the Town Council to adopt the proposed Comprehensive Plan amendments as presented and modified.**

## **Zoning Ordinance Amendment**

### **a. Twin River Casino Hotel AP42 Lot 24 Recommendation to Town Council**

**- UTGR, Inc. d/b/a Twin River 100 Twin River Road**

**The proposed Twin River Casino Hotel project will require amendments to the Town's Zoning Ordinance. Specifically, the applicant proposes to amend language within Article III - Use Regulations §260-9F to change the "N" Not Allowed to "P\*\*" Permitted for a hotel as an accessory by right to the casino gaming and entertainment use.**

**Additional articles of the zoning ordinance are proposed to be changed to accommodate the hotel project. The proposed amendments would provide for some relief with regards to off-street loading spaces, building coverage and floor to area ratio (FAR). The applicant is also proposing an amendment that would allow them relocate and/or replace existing parking spaces at their existing dimensions of 9 feet wide by 18 feet long.**

**The Technical Review Committee reviewed the proposed zoning ordinance amendments and finds that the proposed amendments are**

**straight forward in nature and only addresses the recently enacted legislation. The proposed zoning ordinance amendments will only apply to properties located within the CR-2 zoning district. The proposed zoning amendments compliment the purposes of zoning presented in Article I of the Town's Zoning Ordinance. Barring any unforeseen concerns brought out during the public hearing of the Comprehensive Plan amendment, the Technical Review Committee recommends sending a positive recommendation to the Town Council in support of the proposed amendments.**

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

**Clayton & Marissa Roth, 24 Parker Street, Lincoln, RI – Application for Dimensional Variance seeking side setback relief for an addition above an existing garage.**

**AP 16, Lot 90 Zoned: RL 9**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application seeking a side yard setback relief for an addition above an existing garage. The Technical Review Committee recommends Denial of this application. The project description does not offer any reasoning for requesting this dimensional variance. The submitted site plan shows that the applicant has undeveloped land within the existing setbacks on the other side of the house. The application does not explain why an**

**addition could not be constructed on this side of the house. Therefore, the Technical Review Committee feels that the applicant does not presents the least relief needed.**

**Jonathan Paine, 1 Wilbur Road, Lincoln, RI/Gabriel Saback, 6 Ducarl Drive, Lincoln, RI – Application for Dimensional Variance seeking side setback relief for the construction of an addition for property located at 6 Ducarl Drive, Lincoln, RI.**

**AP 23, Lot 127 Zoned: RS 20**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application seeking a side yard setback relief for the construction of an ADA accessible master bathroom addition. The Technical Review Committee recommends Approval of this application according to the submitted plans and application. According to the submission, the applicant wishes to enlarge his existing master bathroom and create a second means of egress that would be ADA compliant. Presently, the existing house has only one ADA compliant means of ingress and egress. The Technical Review Committee feels that the applicant presents the least relief needed. The TRC feels that granting the side yard dimensional variance will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.**

**Respectfully submitted,**

**Albert V. Ranaldi, Jr. AICP**

**Albert V. Ranaldi, Jr. AICP**

**Administrative Officer to the Planning Board**

**This report is to be considered as an amendment to the August 21, 2015 Technical Review Committee's report. Below are the Committee's recommendations.**

**On August 20, 2015 at 3:00 PM, the Technical Review Committee met to review an amended agenda items for the August 26, 2015 meeting of the Planning Board. In attendance were Al Ranaldi, Leslie Quish, Michael Gagnon, Peggy Weigner, Michael Gamage, and Russell Hervieux, Below are the Committee's recommendations.**

**Recommendation to Town Council**

**7. PY15 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 2015 CDBG proposed project summary sheet was included in your packet. This year's application only consists of sub-recipient applications for their organizations.**

**The Technical Review Committee reviewed the 2015 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.**

**Respectfully submitted,**

**Albert V. Ranaldi, Jr. AICP**

**Albert V. Ranaldi, Jr. AICP**

**Administrative Officer to the Planning Board**