

# **LINCOLN PLANNING BOARD**

**JANUARY 27, 2016**

**APPROVED**

**The regular meeting of the Planning Board was held on Wednesday, January 27, 2016, 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: Gerald Olean, Jeffery Almond, William Murphy, Kenneth Bostic, and Michael Reilly. Also in attendance were Town Planner Al Ranaldi, and Town Solicitor Anthony DeSisto. Al Ranaldi kept the minutes.**

**The following member was absent from this meeting: John Hunt, and Jeffery Delgrande was excused.**

**Chairman Bostic advised that five members were present; have quorum.**

## **CONSENT AGENDA**

**Chairman Bostic reminded members that the consent agenda has one zoning applications; one recorded administrative subdivision 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 Almond to accept the consent agenda as presented was seconded by member Olean. Motion was approved by all members present.**

## **COMPREHENSIVE PERMIT**

### **a. Whipple-Cullen Farm AP 29 Lots 150 and 311 Master Plan Discussion**

**- Old River Road Development, LLC Old River Road / Approval**

**Mr. Ranaldi stated that this application is under the 2015 Subdivision Regulations and represents the development of a 200 unit, age restricted (55 years of age and over) private condominium development and associated infrastructure. The applicant is seeking approval under the Town's comprehensive permit process. The proposed development will allocate 25% of the total number of units (50 units) as low to moderate income units.**

**On November 9, 2015, the project received a Certificate of Completeness. A decision on the master plan review must be made by March 9, 2016, or within such further time as may be consented to by the applicant.**

**Mr. Ranaldi gave an overview of the project and the comments and recommendations outlined in the Technical Review Committee report (see attached).**

**Nicholas Piampiano from Advanced Civil Design, Inc, Scituate RI, engineer for the applicant, made a brief presentation. Mr. Piampiano discussed the revised width of the proposed roadway to be 28 feet wide, with cement curbs on each side of the roadway, and a cement walkway running through-out the project. This revision is up from the original proposal of 26 feet wide.**

**Mr. Piampiano also stated that waiver #3 side yard setback was not needed anymore. General discussion with the members of the Planning Board and the applicant regarding the design of the proposed roadway occurred. Consensus was made that the proposed width and configuration of the roadway was acceptable to the Board.**

**Mr. Piampiano also stated that the total number of parking spaces have increased to 122 visitor parking spaces proposed. This total was increased by 22 parking spaces from the previous submission and represents a minimum of two exterior parking spaces per housing unit.**

**No motion was needed to continue the project to the next monthly Planning Board meeting.**

## **SECRETARY'S REPORT**

**No meeting minutes were available at the time of this meeting.**

**Motion made by member Almond to adjourn and was seconded at 7:30 pm by member Olean. Motion was approved by all members present.**

**Respectfully submitted,**

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

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**Administrative Officer to the Planning Board**

**Technical Review Committee Report:**

**On January 19, 2016 at 3:00 PM, the Technical Review Committee met to review the agenda items for the January 27, 2016 meeting of the Planning Board. In attendance were Al Ranaldi, Michael Reilly, and Michael Gagnon. Below are the Committee's recommendations.**

**Comprehensive Permit**

**a. Whipple-Cullen Farm AP 29 Lots 150 and 311 Master Plan Discussion /**

**- Old River Road Development, LLC Old River Road Approval**

**This application is under the 2015 Subdivision Regulations and**

**represents the development of a 200 unit, age restricted (55 years of age and over) private condominium development and associated infrastructure. The applicant is seeking approval under the Town's comprehensive permit process as specified in the Code of Ordinances, Chapter 147: HOUSING, Article II Comprehensive Permits for Low and Moderate Income Housing. The proposed development will allocate 25% of the total number of units (50 units) as low to moderate income units. This application is in front of the Planning Board for a Master Plan review stage.**

**On November 9, 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 March 9, 2016, or within such further time as may be consented to by the applicant.**

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

- Master Plan Submission Set, Whipple-Cullen Farm, Old River Road, Lincoln, RI A.P. 29 Lots 150 & 311, prepared for Old River Road Development, LLC by Advanced Civil Design, Inc. Scituate, RI, page C-3 only, dated October 30, 2015, revised November 30, 2015.**
- Master Plan Submission Set, Whipple-Cullen Farm, Old River Road, Lincoln, RI A.P. 29 Lots 150 & 311, prepared for Old River Road**

**Development, LLC by Advanced Civil Design, Inc. Scituate, RI, pages C-1 – C-4, and dated October 30, 2015.**

- **An Application for Comprehensive Permit Pursuant to R.I.G.L. 45-53.**

**The application contained the following; Exhibit 1 - Letter of Eligibility, Rhode Island Housing Submission, dated October 8, 2015, Exhibit 2 – Requested Waivers, Exhibit 3 – Sample Deed Restriction, Exhibit 4 – Financial Pro-Forma, Exhibit 5 – Master Plan Submission Per Master Plan Checklist, Existing Site Conditions & Summary Report Narrative, prepared for Old River Road Development, LLC, 145 Phenix Ave., Cranston, RI 02920, prepared by Advanced Civil Design, Inc., 7 Countryside Lane, Scituate, RI 02857, dated October, 2015, Exhibit 6 – Comprehensive Permit Submission Requirements and Checklist, Exhibit 7 – Fiscal Impact Report, and Exhibit 8 – Evidence of Incorporation.**

- **Affordable Housing Need In The Town of Lincoln, Rhode Island, Submitted in Support of: Whipple-Cullen Farm, A Two Hundred Unit Residential Development, Town of Lincoln, RI, prepared for Old River Road Development, LLC, Comprehensive Permit Application – Prepared by: Joseph D. Lombardo, AICP, JDL Enterprises, dated November 2015.**

- **Letter from The Narragansett Bay Commission to Mr. Ken Bock, Old River Road Development, LLC dated November 24, 2015, regarding Old River Road Development, LLC, The Whipple-Cullen Farm, Lincoln, RI.**

- **Letter from the Lincoln Water Commission to John Cullen, 103 Old River Road, Lincoln, RI 02865, dated December 7, 2015, regarding**

## **AP29 Lots 150 & 311.**

- **Master Plan, Historic Whipple-Cullen Farm, circa 1680, Rural Protection Zone, prepared for John Cullen & Roland Montigny, Old River Road, Limerock Section, Lincoln, RI, dated September 1996, prepared by R.J. Cohen, Engineering Associates, 1117 Main Street, West Warwick, RI 02893.**
- **Report from FJA Environmental Associates, to Mr. Kenneth Block, 210 Tomahawk Trail, Cranston, RI 02921, dated December 31, 2015, regarding Phase I Environmental Site Assessment, Vacant Land, Whipple-Cullen Farm, Assessor's Plat 29, Lots 150 & 311, Old River Road, Lincoln, Rhode Island 02865.**
- **Report submitted by Pare Corporation, 8 Blackstone Valley Place, Lincoln, RI 02865, submitted to Advanced Civil Design, 7 Countryside Lane, Scituate, Rhode Island 02857, entitled; Traffic Impact Analysis for the Whipple-Cullen Farm, Lincoln, Rhode Island.**

## **Site Layout**

**This Comprehensive Permit application represents the development of a 200 unit, age restricted (55 years of age and over) private condominium development and associated infrastructure. The subject lots are bound to the north by Old River Road and Cullen Hill Road and to the south by George Washington Highway and Hidden Valley Lane. The total lot size is 79 acres. Currently, the site is undeveloped with vast areas of open fields and woods. The property slopes from Old River Road down to Hidden Valley Lane. The proposed development includes 7,200 linear foot of private roadway. The proposed development is made up of 80 duplex units, 60**

**three-unit residences, and 60 four-unit residences.**

**The proposed development will be located in the southwestern portion of the property. Two private access roadways are proposed off of Old River Road. A third private access roadway is proposed off of George Washington Highway. The two existing open fields running along Old River Road are proposed to be preserved. The preservation of these fields should be documented in the condominium covenants. The Technical Review Committee would like to review the condominium covenants as they relate to the preservation of the field at the preliminary plan review stage.**

**Based on experiences with past projects, the members of the Technical Review Committee had concerns about the configuration of the private roadway and the proposed walking lane. The applicant submitted a proposed typical roadway section that details a proposed 26 feet wide private roadway and an elevated four (4) foot wide walking lane. The site plan shows a well thought out walking lane throughout the property. Crosswalks are provided when the walking lane crosses over the private roadway.**

**The proposed typical roadway section shows the worst case scenario of a car parked on each side of the private roadway. The section shows that a twelve (12') drive lane will remain. The Technical Review Committee reviewed the proposed roadway section and overall site plan and is comfortable with the proposed configuration as it related to vehicular movement and pedestrian safety. The TRC recommends acceptance of the proposed subdivision waivers of the width of the roadway (30 feet wide reduced to 26 feet wide).**

**Concrete curbing is proposed on each side of the private roadway. A waiver has been requested to substitute granite curbing with concrete curbing. Based on the project being proposed as a private condominium complex, all of the infrastructure will be under private ownership. The Town of Lincoln will not provide any public services to this complex. The TRC recommends acceptance of the proposed subdivision waivers of substituting granite curbing with concrete curbing**

## **Zoning**

**The lots are zoned RS-20 (Residential Single Family – 20,000 sqft) along Old River Road and RA-40 (Residential Agricultural – 40,000 sqft) for the remaining portion of the property. Multi-family buildings are not permitted in these zones. The applicant is seeking approval under the Town’s comprehensive permit process as specified in the Code of Ordinances, Chapter 147: HOUSING, Article II Comprehensive Permits for Low and Moderate Income Housing. The proposed development will allocate 25% of the total number of units (50 units) as low to moderate income units. The requested waivers are outlined in the project narrative.**

**According to State law (R.I.G.L. Chapter 45-53) and the above noted Town ordinance, a Comprehensive Permit may be utilized within a host community if that community does not meet the State mandated requirement of a minimum of 10% of a community’s housing stock qualifying as affordable housing. Rhode Island Housing administers this regulation. According to quarterly figures produced by RI**

**Housing, the Town of Lincoln has approximately 7% of its housing stock qualifying as affordable.**

**In general, there are two main requirements that an applicant must meet in order to utilize a Comprehensive Permit process. The first requirement is a letter of eligibility from Rhode Island Housing. The sole purpose of a letter of eligibility from RI Housing is to establish that a project, as proposed, meets the eligibility requirements of the housing program under which eligibility has been sought, including any applicable municipal subsidy, such as a density bonus. A letter of eligibility for the proposed project was issued by RI Housing on October 23, 2015.**

**The next requirement of a comprehensive permit is a positive determination by the Planning Board that the project is consistent with the surrounding area. This determination must be made in light of the Town's mandate to meet the State requirement of affordable housing according to (R.I.G.L. Chapter 45-53). The applicant submitted a report analyzing the affordable housing need in Town. The Technical Review Committee did not discuss the submitted report or if this project is consistent with the surrounding area. The TRC will discuss this matter at its next meeting in February.**

**A project proforma was reviewed by Rhode Island Housing to determine if the project appears to be feasible on the basis of projected overall development costs. A project proforma is also utilized to determine if the market sales subsidize the affordable units, which justifies the density bonus sought by the developer. The Town has hired a consultant to analyze the project's proforma.**

**However, a final report was not issued in time for the TRC meeting. The TRC will discuss this matter at its next meeting in February.**

### **Utilities**

**A Narragansett Bay Commission sewer line is located within George Washington Highway and public water is located in Old River Road. Letters of availability of the public sewer line and water line was submitted by the Narragansett Bay Commission and the Lincoln Water Commission. Access to these utilities would be reviewed at the preliminary plan review stage.**

### **Wetlands/Stormwater Runoff**

**The concept plans shows that there are significant areas throughout the project where elements of the stormwater management systems can be installed. Any stormwater management system must be designed and installed in accordance with the State of Rhode Island Storm Water Design and Installation Manual prepared by the Rhode Island Department of Environmental Management (RIDEM) dated December 2010 and amended March 2015. Stormwater mitigation will be addressed in depth by the Town Engineer at the Preliminary Plan stage of review. At Master Plan stage of review, the Technical Review Committee is comfortable with the proposed conceptual stormwater management system.**

### **Parking**

**Based on experiences with past projects, the members of the**

**Technical Review Committee have concerns about the availability of exterior parking spaces to the future homeowners and the walking distances to and from the housing units. The TRC highly recommends that a minimum of two exterior parking spaces be available for each unit. The latest submission shows a total of 122 visitor parking spaces proposed. This total was increased by 22 parking spaces from the previous submission and represents a minimum of two exterior parking spaces per housing unit. The Technical Review Committee is comfortable with the amount of exterior parking spaces as well as their locations as they relate to the walking distances to the housing units.**

### **Traffic**

**Two private access roadways are proposed off of Old River Road. A third private access roadway is proposed off of George Washington Highway. The Technical Review Committee has serious concerns about the future traffic that a project of this size would generate. Specifically, the TRC has concerns about the impact of future traffic on the Old River Road and George Washington Highway intersection. The State Department of Transportation and the Town have been analyzing this intersection for a considerable amount of time. The applicant has submitted a traffic analysis of the proposed project and the surrounding area. The TRC will discuss this matter at its next meeting in February.**

**Based on the concerns presented above, the Technical Review**

**Committee recommends that the applicant addresses any concerns brought out at the Planning Board meeting and return to the Technical Review Committee and Planning Board for further review.**

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

**Scott and Ericka Wilson, 24 Steeple Lane, Lincoln, RI - Application for Special Use Permit to incorporate an accessory family dwelling unit within proposed single family home to be located at 8 Christopher Drive, Lincoln, RI.**

**AP 42, Lot 118 Zoned RA 40**

**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 to incorporate an accessory family dwelling unit within proposed single family home to be located at 8 Christopher Drive, Lincoln, RI. The applicant proposes to build an accessory family dwelling unit within a soon to be built single family home. The applicant took great care in the design of the proposed house and the accessory family dwelling unit so that the entire structure will 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.**

**The Technical Review Committee pointed out to the applicant that an existing sewer easement is located on the property. This easement contains an active municipal sewer line. According to the submitted site plan, the applicant is proposing to install a driveway and plantings on top of this easement. The Public Works Director cautioned the applicant's representative that there may be a need in the future for the Town to access this sewer line. A problem may arise where the Town would need to remove the driveway and plantings to unearth and access this sewer line.**

**The applicant's representative acknowledged the existence of the sewer easement and stated that his clients are willing to add language to their deed stating that the homeowners will be solely responsible for the cost to remove and replace any and all pavement, hardscape and landscaping located within the easement in the event that the Town needs access to the sewer line. The TRC is comfortable with this solution. However, the proposed language shall be reviewed and approved by the Town Solicitor. This review and approval shall be conducted before a building permit is issued.**

#### **Correspondence/Miscellaneous (\*)**

##### **a. Staff Reports**

**b. Emily A. Miller AP 38 Lots 75, 79, & 80 Administrative Subdivision  
Recorded**

**c. Sables Subdivision – Phase 1 AP 44 Lot 33 Final Plan Recorded**

**Respectfully submitted,**

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

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**Administrative Officer to the Planning Board**