

LINCOLN PLANNING BOARD

JANUARY 25, 2017

APPROVED

The regular meeting of the Planning Board was held January 25, 2017. This meeting was 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 Ken Bostic, William Murphy, Jeff Almond, Jeffrey DelGrande, John Hunt, and Mike Reilly.

Also in attendance were Town Planner Al Ranaldi and Town Engineer Leslie Quish and Town Solicitor Anthony DeSisto. Elizabeth Gagnon kept the minutes.

The following member was absent from the meeting: Gerald Olean.

Quorum met.

CONSENT AGENDA

Members were reminded that the consent agenda is normally voted on in total unless a member motions to remove an item.

Motion was made by Member Reilly to accept the consent agenda as presented was seconded by Member Almond. Motion was approved

by all members present.

Major Land Development Review

Twin River Casino Hotel

AP42 Lot 24

Preliminary Plan Modification-

-UTGR, Inc. d/b/a Twin River

100 Twin River Road

Project Phasing discussion /

Approval

Town Planner Ranaldi: This Application was before the Board in late November of 2015. At that particular time when it was granted Preliminary Plan Approval it was for one project of a 250 room hotel attached to the existing Casino complex. That was supposed to be constructed in one phase. Since then the Applicant has decided what they would like to do it in two phases. The first phase would consist of a four story hotel with 136 guest rooms, a lobby area, an indoor pool, a spa, fitness room, and a courtyard area. The phased parking for this plan is included in the overall parking area of the complex. They have a concern with a loading area to meet zoning. They have addressed that in the plan that you see here. Phase II would be adding on an additional 114 guest rooms, meeting room spaces, and a food and beverage venue for the Hotel. That would be a complete build up of the new employee parking. They would reconfigure the loading zone again to meet zoning and the new Hotel footprint. We looked everything over the one concern that we did have was the sewer. The original plan called for the sewer to be incorporated with

the existing system in the Casino. It has since changed and their engineers are here to explain that. They would have to go to DEM to have this reviewed. We don't foresee a problem with that. Everything else with the project meets all of our regulations. It is actually here just to be cautionary out with the public that they are phasing it if approved by the Board. The Technical Review Committee recommends approval with conditions. The one condition is DEM approval would be required. Actually there are a couple of conditions. It is a complicated timeline for approval. The Preliminary Plan Approval lasts two year. They will be right at the two year line with the build out of the first phase. So what they are asking for is the construction of Phase I would start in spring 2017. They are proposing that the Phase II will commence 24 months after Phase I. We wanted to put that in writing so that shows that if progressively moving on with this project if they decide to go with Phase II. So within the first 24 months they would work on Phase I and then after the seal they would begin Phase II. It is the phasing; it's DEM and I don't know if we have it on the last Preliminary Plan Approval but delegate the final plan to the Administrative Officer.

Member DelGrande: Did you say it is the phasing is part of the conditions and DEM approval? Town Planner Ranaldi: Yes it is in here to modify the Preliminary Plan and the modification of the phasing. When they went to phasing they reengineered the sewer and that does require DEM approval; favorable review by DEM. Member Murphy; they might need more time for the second Phase is

what he is saying.

Mark Russo: Mr. Chairman Mark Russo. Good evening Members of the Board. David Potter our Project Engineer is here if it pleases the Board he can walk through the phasing for you. And then we can answer any questions that you might have if that is how you wish to proceed. Al just asked me to clarify the Phase I and Phase II timing. We have asked for the TRC had approved and subject to your approval is that Phase II would have to commence within 24 months after the Certificate of Occupancy is issued for Phase I. If it didn't commence we would actually have to come back to the Board.

Town Planner Ranaldi: Phase I construction and once they finish with the construction they would roughly have 18 months for construction maybe 24 depending on the weather. The timing for Phase II would commence then they get the CO and then they would have 2 years to do the Phase II. If not they could change their mind and come back to the Board.

David Potter: David Potter from Pare Corporation, Professional Engineer on the Project. It has been awhile since we talked about the Project. I will talk about the overall Hotel and then what Phase I includes. (Potter describes the location of the project). Twin River Road here is on the northern boundary of the site; Louisquisset Pike to the East. The Casino is situated here with parking on all sides. The proposed Hotel is located on the Northeast corner and attached

to the Casino. There is a 250 room Hotel, four stories. There were conference rooms, meeting rooms. Also included with this Phase is employee parking. Some renovations behind the building here to where that existing Track is. The Track is all grown over. . That would be removed and then be employee parking area. We included to the TRC a plan showing the change and the original build out. You can see here this is situated more to the left and the Casino is just off the sheet here. You can see the size of the original building, the access roadway around the outside of the building for emergency services and for staff to get around the facility. The new parking area which is being build over that existing Tract and then some renovations to the existing parking area. The stormwater system, there is a sand filter over here and another over here. Those were designed in accordance with DEM standards. On the original project we had 8 acre plan disturbance total. We got multiple permits. There was a plan on November 18, 2015. We also sent this design to DEM and we received or permit March 11, 2016. We also received a DOT physical alteration permit in June. We have al permits in hand right now for this overall project. The Phase I which is much smaller foot print.; still a four story building. Instead of 250 rooms it is only 136 rooms. There are minimal site improvements. We have an existing parking lot. There are some renovations this parking lot. We maintained that access roadway to connect the North and South parking lots on the East side of the Hotel facility. The site has an abundance of parking. We have 5,832 spaces. And required for the site 3,447. So we are 2, 385 over what is required. The item that Al

mentioned was the loading area. There is a main loading dock from the southeast corner of this facility. There is a loading space for the Hotel and the Casino. We took a look at Stormwater Management System and had to make sure that we could still meet the DEM standards with Phase I. What we did was the sand filter. The sand filter will be built just as it was proposed and approved in this overall plan approved by DEM. The sanitary sewer; Mark mentioned the sanitary sewer. The feasible was to extend the sanitary sewer line from the Hotel and out to Old Louisquisset Pike. That is proposal that we have right now. We still have to go to DEM there is a stream that feeds this pond. We have a meeting actually next week Thursday to meet with DEM about doing a wetlands permit portion of the work.

Member Reilly: If someone is wheelchair bound and needs parking, where are they going to park? Potter: For the Hotel? Member Reilly: Right. Potter: We have an accessible from this parking lot across this walk and then into the Casino. They could be dropped off right at the door. Member Reilly: You don't have any handicapped parking at the entrance? Potter: We have these spaces. Member Reilly: Those three spaces that are here are just regular spots? Potter: They are just regular spots. Member Reilly: So if I am wheelchair bound I have to park either in the back here where you showed me handicapped parking or somewhere over here. Potter: Yes we have accessible spaces in this parking lot and we also have accessible spaces here more for the employee area. Chairman Bostic: Is there a requirement they be so far from the entrance? Potter: There is a requirement you

are supposed to put handicapped spaces as close as possible to the entrance. We can look at the feasibility of making those ADA.

Member Murphy: Is there a regulation for the number of spots you have available for handicapped spots available? Potter: There is.

Member Reilly: I think they meet the requirement. Is it convenient? Not really. So I am not going to say it is acceptable if I were wheelchair bound.

Russo: I think as a part of our final plan with the Administrator we can take a final look at those spots.

Member Murphy: So you were looking at the grades that you had to accommodate that.

Potter: Yes. For that Hotel to accessible to the Casino we didn't want any ramps or any stairs.

Chairman Bostic: What is the reason for the Phasing? Financially it would be cheaper to do the project all at once.

Russo: The reason for the Phasing Mr. Chairman is the client wrestled with do you they someone come in and flag the Hotel is the term they use in the industry. Do they manage themselves? They have settled on managing themselves. It is not a financial reason but it is a financially responsible reason to do it this way to assess the demand and they are not in the Hotel business. This is a good way to get the project going and see how it goes and then they have the ability on a reasonable time frame we have worked out subject to your approval to do the second Phase. It is one thing to have a market study and another thing for it to happen.

Member Reilly: For the second Phase that approval would go to the

just to you for approval. Now I'm ok with that but if for some reason Phase II changes then all bets are off. You would have to come back, If it is going to basically the same end result of what we approved back a couple of years ago then I am fine with it but if for whatever reason Phase II changes. Russo: I don't have the reg's memorized but I am pretty confident the reg's say that if we were to make substantial changes the Administrative Officer would have us come back. Chairman Bostic: So you are saying 24 months after you get your CO or 24 months after the start of construction. Russo: 24 months after the CO.

Chairman Bostic: Does anybody else have a question?

Member DelGrande: I would like to make a motion with conditions that after the Applicant receives DEM approval for both Phases with the Administrative Officer 24 months after the CO is issued.

Member Hunt: So when you get Phase I done you have 24 months if you are going to act on the second Phase.

Attorney Desisto: Adopt the findings of the TRC report as part of your motion. Member Delgrande: Adopt that as part of the motion.

Chairman Bostic: Motion has been made to accept the TRC's recommendations. Second by Member Hunt. Motion was approved by all members present.

Correspondence/Miscellaneous

a. Staff Reports

Town Planner Ranaldi: The December 16, 2016 minutes and there is also the May 25, 2016 minutes. There are also two final plan recordings of parcels in my office.

Member Reilly: Motion to dispense with reading of minutes, second by Member Almond.

Motion approved by all members present.

Member Almond: I make a motion to approve the minutes as presented,

Chairman Bostic: Motion has been made to accept the December and May drafts of the Planning Board minutes.

Member Murphy: Second.

Motion approved by all members present.

Motion to adjourn by Member Murphy, second by Member Hunt.

Motion approved by all members present.

Meeting adjourned at 8:16

Respectfully submitted,

Elizabeth A. Gagnon

Secretary to the Planning Board

Technical Review Report

On Tuesday, January 17, 2017 at 3:00 PM, the Technical Review Committee met to review the agenda items for the January 25, 2017 meeting of the Planning Board. In attendance were Al Ranaldi, Russell Hervieux, Peggy Weigner, Michael Gagnon, Leslie Quish, Michael Gamage, and Romeo Mendes. Below are the Committee's recommendations.

Major Subdivision Review

a. Twin River Casino Hotel AP42 Lot 24 Preliminary Plan Modification –

- UTGR, Inc. d/b/a Twin River 100 Twin River Road Project Phasing Discussion /

Approval

This applicant is in front of the Planning Board seeking approval to modify their approved Preliminary Plan project to include phasing. On November 18, 2015, the applicant received preliminary plan approval for the addition of a 250 room hotel to the existing casino complex. The entire hotel was proposed to be constructed in one phase. The applicant is now proposing to construct the hotel in two phases.

The preliminary plan modification submission included the following:

- Twin River Casino Hotel, 100 Twin River Road, Lincoln Rhode Island, Sheets 1-24, Town of Lincoln Planning Board Submission, Phase 1, prepared by Pare Corporation, dated January 3, 2017**
- Twin River Casino Hotel, 100 Twin River Road, Lincoln Rhode Island, Sheets C1.3 and C4.1, Town of Lincoln Planning Board Submission, Phase 1, prepared by Pare Corporation, dated January 12, 2017**
- Stormwater Management Report Supplement, Twin River Casino Hotel Phase 1, AP 42, Lot 24, 100 Twin River Road, Lincoln RI, prepared by Pare Corporation and dated January 3, 2017.**
- Cover Letter RE: Major Land Development - Phase 1 - Twin River Casino Hotel, 100 Twin River Road, Lincoln RI 02865 prepared by Pare Corporation, dated January 3, 2017.**

The proposed phased project will contain the following: Phase I will

be the construction of a 4-story hotel with 136 guest rooms, a lobby area, an indoor pool, a spa, a fitness room, and a courtyard area. The proposed phasing plan shows redesigned parking areas that will accommodate the required parking count for the Twin River Casino and Hotel in Phase I. A new 14' x 60' loading space, designated south of the hotel, will accept deliveries to both the hotel and casino. Sanitary sewer service for the hotel will be provided by an 8" gravity sanitary sewer service. This service will be connected to the existing sewer main east of the project site in Old Louisquisset Pike. Fire protection is proposed internally from the Casino and a new 4" domestic water service is proposed to enter the building from the northwest. One (1) sand filter and a stormwater conveyance system is proposed to be constructed to accommodate the anticipated stormwater management needs of Phase I.

Phase II will be the construction of an additional 114 guest rooms (Total 250 guest rooms), meeting room spaces, and a food and beverage venue to the Hotel. The total parking count for the Twin River Casino and Hotel with the construction of Phase II was discussed and approved during the preliminary plan review phase. A new loading dock is also proposed in Phase II in accordance with the preliminary plans. The domestic water service, sanitary sewer service, and fire service built in Phase I will be extended to Phase II. An additional fire hydrant is proposed near the southeastern side of the hotel. A second sand filter is proposed to accommodate stormwater management for the full-buildout.

Construction of Phase I is anticipated to start in the spring of 2017.

The applicant is proposing that construction of Phase II will commence within 24 months after the certificate of occupancy being issued for Phase I.

The Technical Review Committee would like to point out to the Planning Board that the sanitary sewer service is the only element of this project other than the desire to phase the project that has changed from the original plans reviewed and approved by this Planning Board. The original sanitary service for the hotel was designed to be through an internal connection to the existing Casino. Based on advanced project development, the sanitary sewer service was redesigned to connect to the existing exterior sewer main east of the project site in Old Louisquisset Pike. This new route will cause additional work within wetland areas. An additional review by RIDEM will be required.

Based on the above noted Preliminary Plan modification review, the Technical Review Committee recommends to the Planning Board Approval with Conditions of the applicant's request to phase this project. The condition of approval is that the applicant receives RIDEM wetlands approval for the revised sanitary sewer service. The applicant requests that Final Plan approval of both phases of this project be delegated to the Administrative Officer of the Planning Board.

Zoning Applications (*) – February's Zoning Application

Amica Mutual Insurance Company, 25 Amica Center Boulevard,

Lincoln, RI – Application for a Use Variance to locate an existing monument sign at the intersection of Amica Center Boulevard and Blackstone Valley Place on existing traffic island.

AP 31, Lot 177 Zoned: ML-0.5

Members of the Technical Review Committee reviewed the submitted plans and application. The Technical Review Committee recommends Approval with conditions of the Use Variance to locate an existing monument sign at the intersection of Amica Center Boulevard and Blackstone Valley Place to an existing traffic island. The proposed location of the sign will remedy sign visibility issues in all directions. The condition of approval is that the final placement of the sign be reviewed and approved by the Town. The Technical Review Committee feels that the use variance 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

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

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Administrative Officer to the Planning Board