

LINCOLN PLANNING BOARD

APPROVED MINUTES

FEBRUARY 28, 2018

The regular meeting of the Planning Board was held February 28, 2018. This meeting was at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island. Chairman Basic 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, Mike Reilly, and Gerald Olean. Also in attendance were Town Planner Al Ranaldi and Town Engineer Leslie Quish and Town Solicitor Anthony DeSisto. Elizabeth Gagnon kept the minutes.

Quorum met.

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 Olean under zoning to remove Special Use Permit for Kelly St. three family dwelling from Consent Agenda, second by Member Reilly.

Major Land Development Review

a. George Washington Highway AP Lot 58

Preliminary Plan Discussion/

Approval

Town Planner Ranaldi: This application is under the 2016 Subdivision Regulations and represents the development of 9.8 acres of existing 15.11-acre parcel of commercial land. The applicant is proposing a 3.0 MW solar array system and associated site improvements. They received a special use permit by the Zoning Board on November 7, 2017 and they are in front of the Board for a Preliminary Plan Review. The Board has until May 21, 2018 to make a decision. Briefly, I will have the applicant present a more comprehensive review. Chairman Bostic: We should have a review of it right?

Town Planner Ranaldi: Based on what they have presented at the Master Plan Level they came back to us with an engineering plan. There is a few things that we need some clarification on. One is that this vacant land on the east side of the property and with an underground natural gas pipeline and the application does not show the actual wide of the easement it is owned by Tennessee Gas and they have a process that they go through to make a determination. So we would like them to get back from Tennessee Gas approval/sign off that they are aware that this project is going on. There is also a cesspool. There is a couple of old buildings on the property that need to be demolished and there is a cesspool in between them. That cesspool would have to be abandoned according to DEM

requirements. One of the things that was asked at Master Plan was what is going to be the ground cover under the solar array. They have spec'd out a mix of low growth, shade and drought tolerant native grasses that would be planted as grass groundcover. The entire facility will be fenced by a six-foot tall fence. They are proposing vinyl slat on the western edge of the property to provide a visual buffer. Another concern at Master Plan was the Fire Department turn around in the access road and before you get to the facility, the Albion Fire Department review what the applicant put together and they submitted a letter. They have no problems with the design as presented. Also one of the conditions of approval from the Zoning Board was that the applicant and the Planning Board at Master Plan. The Zoning Board took it one-step further. The applicant shall place signage or labels no further than 50' apart from each other. The signage or labels shall be visible from 50' away and be made of reflective material and will indicate voltage and the type of PPE material and equipment on site. That has been included on this set of plans. Leslie has reviewed their stormwater runoff system. It is on the east side of the property and it consists of a number of stone infiltration trenches and grass overflow burbs. They will need a RIPES stormwater construction permit by the RIDEM as a condition of Preliminary Plan Approval. The applicant successfully met all of our regulations at this particular point. The TRC recommends that they move to a Public Hearing next month.

Member DelGrande: Did they make provisions or submit plans on

anything this will do to the building or cesspool? Town Planner Ranaldi: The cesspool has DEM requirement when they go through the permitting process. Nicholas Goodier: Attorney Nicholas Goodier for the applicant, George Washington Highway Solar proposal. Member Olean: Could you please spell your last name for the record. Goodier: G O O D I E R. Member Olean: Thank you.

Goodier: I would like to thank Al for giving a great recap of this project. I will just add that since Dean discussed this project in November extensive rebuilding of the project has been developed; the stormwater plan, the soil vegetation plan, and operation maintenance program. This evening we have the design professionals involved and they are available to answer specific questions that the Board might have and go quickly through the presentation that has been prepared in detail. With the understanding that at the Public Hearing next month we will certainly go through the whole, complete presentation for the Board and those receiving notice. I would like to introduce representative from Green Energy Development Kevin Morin and Mr. Demers from DiPrete Engineering was the designer.

Chairman Bostic: Make sure at the Public Hearing next month you have all your sound information for the public. Goodier: Yes, that has come up and we have submitted some of the information. I believe it is part of the package. Chairman Bostic: That is always a big question.

Kevin Morin: Kevin Morin, M O R I N. Green Development. I was here last fall for the Master Plan and zoning hearing. I was there with DiPrete Engineering. A recent transition for me but still working on this project with Mr. DiPrete. It is about 15 acres, ML 5. You will see the residential structure in the back of the property. In the central part of the property, there is a residential structure and those will be demolished. There is a cesspool there with permits for DEM requirements. There are some newer panels coming out. So potentially, they could make a change to the panels. There is no hazard. There is some benefit for the Town as far as taxes. The State established a tax that is based on \$5,000.00 per MW. This project is 3 ½ MW that is about \$12,500.00 a year. The fixed panel system is 10-12 'and it what the Ordinance allows. With that, I will turn it over to Kevin.

Kevin Demers: Kevin Demers from DiPrete Engineering, Senior Project Engineer. I just wanted to talk a little about the sewer testing on the site. These were performed in December. Groundwater is around 4-5' along the majority of the site. What we propose was 5% slope where possible. And in some areas as high as 8% slope. For the drainage design for this site we propose a series of infiltration trenches along the slope and what this does is it slows the runoff down first of all coming off the slope and also it holds stormwater and infiltrates a good portion of the water as well. Just as an example at the three watersheds, we designed on the site we have a total

stormwater volume flowing off the site decreases by approximately 20-25% at each watershed. I think that covers up to the stormwater.

Morin: I just want to touch for a moment we did some additional to show the fire truck turn is at the site,; we already looked at the front near the parking area and the access going up to the where the solar would be. Chief Andrews was happy with the preliminary plan that we provided them. The lock box at the gate at the front of the site as a requirement and we are going to have restricted access signage as required for the electrical. **Morin:** The solar array is 40' feet from the property line. Landscaping is around the commercial use up front. On the north side of parking, we have a fence with evergreen that create a buffer.

Member DelGrande: Are you cutting any trees on the rest of the fifteen acres or just tress that shade the panels? **Morin:** A little bit of work, it is going to be cleared. The nine acres or so by the solar panels that is going to be cleared. **Member Olean:** Is your property line the same as the town property line? **Morin:** It does show it is one and the same. **Member Olean:** But not page 5. Nothing at all to do with Smithfield. **Morin:** There is no work being quoted in Smithfield. **Member Olean:** On sheet 4, you have wells in there. One say a single well and the other says an abandoned well. What are you going to do with the well? **Morin:** It will be abandoned according to the Dept. of Health. **Member Olean:** In other words, you are going to be modifying these plans, which should have been done before this.

Member Olean: What is the noise level exactly? You are saying well it is 60, below 70. Morin: That is for informational purposes. Member Olean: No that is not for informational purposes. When you are at Public Informational Hearing, I want to know what exactly the noise level is. What is the sound level of your area? Morin: Closest on our property it is 67 decibels and then drops to 61 and towards the Smithfield property it drops to 55 decibels. Member Olean: You have 3 MW or whatever it is and you said there is 300 per panel. Morin: 320 watts per panel. Member Olean: You said we might put a bigger panel in there. Do you know exactly which panels are going in the project? So when you are doing this project I want to know how much you can tell us that exactly. The point is if you are putting in more electricity, I want more money. You said the taxes are predicated on how much electricity is produced. So, if you tell me I have a 320-watt panel and it ends up a 360-watt panel I want more money. Morin: Agreed. Member Olean: So when you get here and you say this panel is 320 watts and then when I go up there and check and I see 360 watt then Tony is going to file a lawsuit against you. When you are at the Public Hearing, you tell us how big these units are. Murphy: So the invertors put out the same amount. Member Olean: I make a motion to accept the TRC's recommendation to proceed to the Public Hearing at next Planning Board, second by Member Reilly. Motion approved by all members present.

Major Subdivision Review

a. Sables Road Subdivision – Phase II AP 44 Lot 33

Bond Review /Approval

-Angell Road Development Co.

Lantern & East Lantern Rd

Town Planner Ranaldi: This application goes back to 2005. It is a development of a one-lot subdivision into 17 single-family residential lots. It is done in two phases. The first phase has been completed. The second phase is along East Lantern Road. It is in the final phases of being complete. The worked diligently to put in the public improvement. The Town Engineer has calculated at \$143, 643.00 and that would cover all of the items that they would have to do. The TRC reviewed Leslie's calculations and recommend approval of this bond.

Chairman Bostic: Leslie I have a question for you. During the course of this project, here is one of the first ones that we entered into the E1 pumps for a subdivision not that it is the first ones that we have used in the town. If we have a substantial power outage, I don't know how many of the houses were during that time but have you gotten any feedback with the E1 pumps and the generator? Town Engineer

Quish: I have not gotten any feedback on that. I know that that power outage in October that location power was out the longest. Chairman

Bostic: No news is good news. Member Olean: Are you ok with that

number? Town Engineer Quish: Yes. What was included in the Planning Boards was overlay of the existing road. The road is in horrible condition. What the town is looking to widen each side of the road. The Town is looking to widen the road and that will allow two-way vehicles to pass expect where there is very close wetlands

and culverts. The Town will remove the asphalt down for grading.

Member Olean: I make a motion to accept the TRC's recommendation for \$143, 643.00 bond, second by Member Hunt. Motion approved by all members present.

b. Cobble Hill Subdivision AP 18 Lots 1,2,4-9, 11-13, 20-36 Bond Review/Approval

-Lincoln Crossings, LLC Cobble Hill Road

Town Planner Ranaldi: this is a 29 single-family house lot subdivision with several public roadway, and associated infrastructure. On August 24, 2016, the Planning board set a bond at \$1,987,000.the subsequently came back for a reduction. They are back in front of the board for another reduction. They have been working on it. They have proceeded to our satisfaction with the improvements. The reduction total would be the bond would be reduced to \$340,000.00. Leslie agrees. The TRC recommends approval of this bond reduction to \$340,000.00

Member Olean: I make a motion to accept the TRC's recommendation to reduce the bond to \$340,000.00, second by Member Reilly. Motion approved by all members present.

Minor Subdivision Review

a. Cottage Street Subdivision AP 35, Lot 18 Preliminary

Plan Discussion/

Debra Heroux

10-12 Cottage Street

Approval

Town Planner Ranaldi: This is under the 2016 Subdivision Regulations. It is a subdivision of one lot into two single-family residential lots. There is an existing house on the original lot that would have to be demolished. It is in front of the Board at Preliminary Plan stage. The Board has until April 26 to make a decision. The original lot is roughly 15,000 square feet. They are proposing to reduce that to 8,300 square feet and the remaining Parcel B will be 7,000 square feet. The zoning in that particular area is RG-7. So, 7,000 square feet is the minimum size of a lot. The condition of Final Plan approval they have to have the house demolished. Public utilities water and sewer are on Cottage Street and that would service the new Parcel A. Public water and gas for Parcel B would be from an easement across the northern part of Parcel A. So it would be coming from Cottage Street across the property in back of the proposed house, There is public sewers in Angle Street and that is where the sewers would go. They have provided a proposed easement for those utilities. Stormwater management systems those would all be address at Building Permit stage. We have reviewed everything on this one condition of approval that the house be demolished as a condition of Preliminary Plan approval and TRC recommends approval of this minor subdivision with that condition and recommends that the Final Plan be delegated to the Administrative Officer. The applicant is here is you have any

questions.

Keith Heroux: Keith H E R O U X. **Chairman Bostic:** Are you familiar with the condition that you have to knock the house down? **Heroux:**

Yes. **Member Olean:** Al is April 26 date is that a problem of getting of this stuff done? If it runs out it is not coming back here. **Town**

Solicitor DeSisto: The applicant can ask for an extension. So is he runs into some problems for whatever reason he can make an agreement with the Administrative Officer that he needs more time and by mutual agreement extend that deadline for a decision.

Member Olean: I just want to make sure everything falls within the time limit. **Town Planner Ranaldi:** If you agree, with the Preliminary

Plan Approval he would have two years to demolish the house and once the house is demolished then we would do final. So it would be demolish the house at final plan, as a condition of final plan not preliminary plan.

Member Olean: I make a motion to accept the recommendation of the TRC report and final plan approval be designed to the Administrative Officer., second by Member Reilly. Motion approved by all members present.

Chairman Bostic: Next is Zoning Applications, Kelly Street.

Town Planner Ranaldi: This was purely an objection on the Technical Review Committee side this particular street, Kelly Street, the large

majority of the houses are single-family houses. There is one new two-family. It is zoned for RG-7 that which allows a two-family by Special Use Permit. The other street one street away from Kelly Street there are some three-families on it. The group consensus was that it was not consistent with the immediate area. They denied the decision.

Chairman Bostic: Al was this a two-family or was it a single –family?
Town Planner Ranaldi: This was a single-family on a large lot. They subdivided the lot and put in a two-family where the single-family was now the remaining parcel of land half of that square footage to support three-family with the Special Use Permit, 8500 square feet.

Member Olean: On the zoning recommendation, I make a motion to approval the TRC's recommendation of denial, second by Member Reilly. Motion approved by all members present.

Solicitor's Report:

Town Solicitor Desisto: March 13, 2018 starting at 1:00, State Housing Appeals Board will hear both appeals from the Town of Lincoln. Whipple-Cullen, right after that they are going to hear 1672 Associates which the Dunkin Donuts application. They are hearing one after the other. Those are the only hearings on the agenda. The hearing will be at the Department of Administration across the street from the State House on Smith Street. It will be in the basement in the cafeteria. This is considered to be a public meeting. The State

Housing Appeals Board is a public board. The public is invited. So if anyone wants to attend you can. This is not going to be a hearing where there is witnesses. The board will present legal arguments. There will be questions from the board. The decision will not be had at the meeting. That will come later on; on both of the hearings.

Chairman Bostic: So what is their procedure? Do they hear everything back and forth and then go into like an executive session or do they have a work session after they discuss it. Solicitor DeSisto: No, they might have a subsequent meeting. Typically, what they do is have a lawyer. It takes about 6-8 weeks I think to a decision. It is a Board and there are five or six of them there. It is not unlike coming here except that it is lawyers making argument and then they will ask the questions. There will be some back and forth. This is actually they have a new Chair. It is Kelly Morris. She is from Cumberland. They have some new members it could be a little different.

So that is it One Capitol Hill at 1:00 o'clock.

Town Planner Ranaldi: Leslie has a request of the Board. The Board only voted on taking the application off the Consent Agenda. Member Olean: I make a motion to accept the Consent Agenda as amended, second by Member Reilly. Motion approved by all members present. Member Reilly make a motion to dispense with the reading of the minutes, second Member Hunt. Motion approved by all members present. Member Reilly makes a motion to accept the January 24,

2018 minutes as presented, second by Member Almond. Motion approved by all members present.

Member Murphy makes a motion to adjourn, second by Member Hunt. Motion approved by all members present.

Meeting adjourned at 8:15pm

Respectfully submitted,

Elizabeth A. Gagnon

Secretary to the Planning Board

FEBRUARY TECHNICAL REVIEW COMMITTEE REPORT

Dear Honorable Members,

On Tuesday, February 20, 2018 at 3:00 PM, the Technical Review Committee met to review the agenda items for the February 28, 2018 meeting of the Planning Board. In attendance were Al Ranaldi, Leslie Quish, and Peggy Weigner. Below are the Committee's recommendations.

Major Land Development Review

a. George Washington Highway Solar AP41 Lot 58

Preliminary Plan Discussion /

- WED GW Solar II, LLC 600 George Washington Hwy Approval

This application is under the 2016 Subdivision Regulations and represents the development of 9.83 acres of an existing 15.11 acre parcel of commercial land into a 3.0 MW solar array system and associated site improvements. This project received a special use permit with conditions on November 7, 2017. Currently, the front portion of the site contains a 7,500 square foot commercial building and associated parking. The rear portion of the property is vegetated with mature trees. This project is in front of the Board at the Preliminary Plan review.

On February 20, 2018, the project received a Certificate of Completeness. The Planning Board shall, within ninety days (90) days of certification of completeness or within such further time as may be consented to and obtain a written waiver of the deadline from the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan review must be made by May 21, 2018, or within such further time as may be consented and obtain a written waiver of the deadline from the applicant.

The preliminary plan submission included the following:

- Preliminary Plan Submission, George Washington Highway Solar, 600 George Washington Highway, Lincoln, Rhode Island, Assessor's Plat 41 Lot 58, revised February 22, 2018 and prepared by DiPrete Engineering.**
- Stormwater Management Report, WED GW Solar, Located in**

Lincoln, Rhode Island, Applicant: WED GW Solar II, LLC, dated January 24, 2018.

- **Operation & Maintenance Plan, WED GW Solar, Located in Lincoln, Rhode Island, Applicant: WED GW Solar II, LLC, dated January 22, 2018.**

- **Soil Erosion and Sediment Control Plan for WED GQ Solar, 600 George Washington Highway, Lincoln RI Assessor's Plat 41, Lot 58, prepared by DiPrete Engineering, dated January 22, 2018.**

- **Letter from the Albion Fire District, Inc. 38 School Street, P.O. Box 579, Albion, Rhode Island 02802, dated February 8, 2018.**

Site Layout

The property contains a total of 15.11 acres of land. The front portion of the site that abuts George Washington Highway contains an existing 7,500 square foot commercial building and associated parking. The rear portion of the property is vacant and vegetated with mature trees. The property is bound by a car dealership and vacant land to the west, and a trucking company and vacant land to the east. The vacant land contains an easement for an underground natural gas pipeline. The plans note that the applicant still needs to confirm exact width of the gas easement. The Technical Review Committee recommends that the applicant reach out to Tennessee Gas and provide the town with the appropriate approval/sign off for the project. There are several small buildings located within the vegetated area. These buildings must be demolished. There is an existing cesspool within the vicinity of the buildings. The cesspool

will need to be abandoned in accordance with RIDEM requirements.

The proposed application is to construct a 3.0 MW solar array facility and associated site improvements on approximately 9.83 acres of undeveloped land at the rear portion of the property. A mix of low growth, shade and drought tolerant native grasses will be planted as ground cover under the solar arrays. The entire solar array facility will be fenced by a six foot tall fence. The proposed fencing running along the western edge of the property will have vinyl slats to provide a visual buffer of the site.

Access to the site will be from a gravel driveway opening off of a reconfigured parking area. The existing parking area will be reconfigured to accommodate this access as well as a turnaround area for large vehicles. The reconfigured parking lot will provide a total of 60 parking spaces for the commercial building. The solar panels will be serviced from a gravel roadway traveling within the fenced in facility along the west side of the property.

During the Master Plan review stage, the Planning Board recommended that the applicant have the Albion Fire District review the proposed parking lot reconfiguration and access road and issue a letter of their acceptance. The applicant met with the fire district and the site plan was revised accordingly. A hammerhead turnaround was added at the end of the gravel service road and the proposed gate to the facility was moved in order to accommodate the turnaround within the parking lot of the commercial building.

Zoning

The property is zoned ML-05 (Manufacturing Limited) and the proposed use will require a special use permit under section 260-19Z: Renewable Energy – Utility Scale Facility. This project received a special use permit with conditions on November 7, 2017.

During the Zoning Board review of this project, the Zoning Board expressed the same concerns as the Planning Board regarding illegal site access. As a condition of the Special Use Permit, the applicant shall place signage/labels no further than 50 feet apart from each other. The signage/labels shall be visible from fifty feet away and made of reflective material and will indicate voltage and the type of PPE Material and equipment on site. The appropriate notes are included on the submitted plan set.

Utilities

The proposed solar farm will not require any public utilities. The proposed development will be connected to the existing overhead electric system that runs along George Washington Highway by a new underground service. New poles will be installed within the state's right-of-way. These new poles will be owned and maintained by the National Grid (a public utility).

Wetlands/Stormwater Runoff

The preliminary plan submission shows a fully engineered stormwater runoff system made up of several stone infiltration

trenches and grass overflow berms. These systems are strategically located throughout the site based on the existing tributary drainage areas. Based on the submitted stormwater control plans and reports, the TRC feels that the submitted preliminary plans successfully address the stormwater runoff needs for the proposed project according to the Rhode Island Stormwater Design and Installation Standards Manual. A RIPDES/Stormwater Construction Permit/Wetlands permit from Rhode Island Department of Environmental Management (RIDEM) is required as a condition of Preliminary Plan Approval.

A natural gas pipeline easement and a small wetlands complex run along the east side of the property. This easement and the wetlands complex are outside of the fenced in project area. The TRC believes that the project will not require a wetlands permit. However, the overall project will require a RIPDES and Stormwater Construction Permit from RIDEM prior to Preliminary Plan approval. The RIPDES permit will review the wetlands complex and determine if a wetlands permit is needed.

Parking

This proposed development will not require any dedicated parking spaces. However, the service roadway that runs along the western edge of the array system is 20 feet wide which will allow for a vehicle to park while another vehicle passes by if needed. Based on a site plan review by the Albion Fire District at the Master Plan review stage, a hammerhead turnaround was requested at the end of the service

roadway. The applicant successfully addressed this request in the Preliminary Plan submission.

Traffic

After the initial installation phase, this type of development will not generate any traffic to or from the property. The facility will undergo regular maintenance visits from one or two technicians on an annual basis.

Property Access

Access to the solar array facility will be from a gravel driveway off of a reconfigured parking area. The existing parking area will be reconfigured to accommodate this access as well as a turnaround area for large vehicles. A revised parking lot design that clearly displays the proposed reconfiguration was submitted and reviewed by the TRC. This reconfigured parking lot satisfies the concerns of the TRC.

Site Buffering

According to §260-23: Business and Manufacturing Districts, all Manufacture Limited (ML) and Manufacture General (MG) uses shall be at least 100 feet from Residential or Commercial Recreation Zoning Districts. If this distance is not feasible or unduly burdensome, a suitable buffer may be substituted, subject to review by the Zoning Enforcement Officer. At Master Plan, the applicant agreed to install vinyl slats in the proposed fencing running along the

western edge of the property to provide a visual buffer of the site. The preliminary plan submission satisfies this requirement.

The Technical Review Committee feels that the applicant has successfully addressed the technical and regulatory requirements of the subdivision regulation for a Preliminary Plan review stage. The Technical Review Committee recommends that this application proceed to a Public Hearing at the next Planning Board meeting.

Major Subdivision Review

a. Sables Road Subdivision – Phase II AP 44 Lot 33 Bond Review/Approval

- Angell Road Development Co. Lantern and East Lantern Road

This application was reviewed and constructed under the 2005 Subdivision Regulations and represents the overall subdivision of one lot into 17 single-family residential lots. The project was constructed in two phases. This application is for Phase 2 that consists of the development of 8 single-family residential lots along East Lantern Road.

The applicant has diligently worked to install and complete the proposed subdivision's public improvements according to the submitted construction plans. These improvements have been reviewed and approved by the Town. The applicant is ready to record the final plan.

In order to record the final plan, the subdivision regulations require that a guarantee bond be posted. The Town Engineer has calculated

this amount to be \$143,643.00 see enclosed bond letter. This amount includes providing a bituminous surface course and leveling course for East Lantern Road, between Whipple Road and limits of work, driveway culverts with flared ends, split rail fence, loam and seeding of the swale, and granite bounds. Please note that loam, seed, and erosion controls for the remainder of the site have not been included in this bond calculation as the Town will continue to hold a separate remediation bond that covers these items. The TRC reviewed the submitted bond information and recommends approval of this request.

b. Cobble Hill Subdivision AP 18 Lots 1, 2, 4-9, 11-13, 20-36 Bond Review/Approval

- Lincoln Crossings, LLC Cobble Hill Road

This application represents a court ordered subdivision resulting in 29 single family house lots, several public roadways, and associated infrastructure. Construction of this development is underway. On August 24, 2016, the Planning Board set the bond for this project in the amount of \$1,987,000. On October 25, 2016, as recommended by the Town Solicitor and approved by the Planning Board, the Town Engineer calculated a reduced bond amount of \$907,000 and an approved bond from Cross Insurance was submitted to the Town. A subsequent reduction was requested and approved by this board. The current bond held by the Town of Lincoln for the Cobble Hill Subdivision referenced above has a value of \$681,000.

Additional public improvements have been completed. The town has reviewed and approved these improvements. The Owner, Lincoln Crossings, LLC, requests reducing the bond amount to reflect the value of the remaining work. The Town Engineer has calculated this amount to be \$340,000 see enclosed bond letter. The Technical Review Committee reviewed the submitted calculations and recommend Approval of this bond in the amount of \$340,000.

Minor Subdivision Review

a. Cottage Street Subdivision AP 35 Lot 18 Preliminary Plan Discussion /

- Debra Heroux 10-12 Cottage Street Approval

This application is under the 2016 Subdivision Regulations and represents the subdivision of one lot into two single-family residential house lots. There is an existing house on the original lot that will be demolished. The applicant is not requesting any subdivision waivers or zoning variances. This project is classified as a minor subdivision. The project is at the preliminary plan review stage.

On February 20, 2018, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within sixty-five (65) days of certification of completeness or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan

review must be made by April 26, 2018, or within such further time as may be consented to by the applicant.

The preliminary plan submission included the following:

- Minor Subdivision for Debra Heroux, Assessor's Plat 35 Lot 18, 10-12 Cottage Street, Manville, Lincoln, Rhode Island, dated February 2018, prepared by Marc N. Nyberg Associates, Inc. 501 Great Road, Unit 104, North Smithfield, RI 02896.**

Site Layout

The Technical Review Committee reviewed the project submission. The original lot (Parcel A) is a total of 15,354 square feet. This lot will be reduced to 8,351 square feet and the proposed subdivided lot (Parcel B) will be 7,004 square feet. The parcel is located at the corner of Cottage and Angle Street. The proposed house on Parcel A will front Cottage Street while the proposed house for Parcel B will front Angle Street. The existing house will be demolished. The house demolition will have to be performed before Final Plan can be recorded. Therefore, as a condition of Final Plan, the existing house on the property shall be demolished.

Zoning Requirements

The entire property is located within Zoning District RG-7. The proposed subdivision meets all of the requirements of this zone.

Utilities

Public sewer, water, and gas are located within Cottage Street. Public sewer are also located in Angle Street. All public utilities for Parcel A will be accessed from Cottage Street. Public water and gas for Parcel B will be from Cottage Street via a utility easement across the northern section of Parcel A. Public sewer for Parcel B will be accessed from Angle Street.

The exact connection locations will be addressed at the building permit stage. Stormwater management will be required for the new houses. The design and type of stormwater management system depends on the size and location of the new houses as well as the location and size of the driveways. A detailed review and approval of the house placements, driveway locations and stormwater management systems will be addressed at each building permit review stage.

Based on the project's submission, the Technical Review Committee feels that the application successfully addresses the requirements set out in the Town's Land Development and Subdivision Regulations. Therefore, the Technical Review Committee recommends Approval of this minor subdivision with the following conditions:

1. The existing house shall be demolished as a condition of Preliminary Plan approval.

The Technical Review Committee recommends that the Final Plan approval be delegated to the Administrative Officer.

Zoning Applications (*) – March Zoning Applications

Continued from November 6, 2017 Zoning Board meeting:

Thomas McNulty, 573 Mendon Road, Cumberland, RI – Application for Dimensional Variance seeking rear setback relief for the construction of a new house located at Leslie Way, Lincoln, RI.

AP 44, Lot 240 Zoned: RA 40

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application for a dimensional variance seeking rear setback relief for the construction of a new house located at Leslie Way, Lincoln, RI. The Planning Board recommends Denial of this application. The applicant is the developer who proposed and ultimately received Planning Board approval for the original subdivision and the vacant lot in question. The existing lot has a significant building envelope in the rear portion of this lot that can easily accommodate the proposed house with no need for any type of variance.

The Planning Board feels that the proposed application does not successfully meet the standards of approval for a Dimensional Variance. The TRC feels that the proposed Dimensional Variance is due to the prior actions of the applicant and it is not the least relief necessary considering that a significant building envelope exists in the rear portion of this lot.

Continued from February 6, 2018 Zoning Board meeting:

William M. Davies Career and Technical H.S., 50 Jenckes Hill Road, Lincoln, RI - Application for Use Variance to install a ground mounted solar array for power and education of the students.

AP 43, Lot 16 Zoned: RA-40

Please note: This recommendation is from the Technical Review Committee not the Planning Board. Members of the Technical Review Committee reviewed the submitted plans and application for Use Variance to install a ground mounted solar array for power and education of the students. The Technical Review Committee struggled with this application due to the high criteria of a Use Variance. Based on the application, the proposed solar array is to be located at the Jenckes Hill Road entrance of the property. The Technical Review Committee recommends Denial of this use variance at its proposed location. The Technical Review Committee feels that the use variance will alter the general character of the surrounding area and will impair the intent and purpose of the zoning ordinance and the Comprehensive Plan. The Technical Review Committee would like to suggest to the applicant that they explore locating the solar array on the rooftop of one of many buildings on the campus as an alternative.

Sign Advisors, Inc., P.O. Box 1867, Mattapoisett, MA/MB Lincoln Mall LLC, Highlands REIT, 332 South Michigan Avenue, Chicago, IL – Application for Special Use Permit for a free standing pylon sign for kidney care vendor to be located at 622 George Washington Highway,

Lincoln, RI.

AP 41, Lot 7 Zoned: BL-0.5

Members of the Technical Review Committee reviewed the submitted plans and application for Special Use Permit for a free standing pylon sign for kidney care vendor to be located at 622 George Washington Highway, Lincoln, RI. The Technical Review Committee recommends Denial of this Special Use Permit. The town's boards and commissions have worked diligently with the property owners over a number of years to develop a comprehensive sign variance agreement that would allow the property owner to independently implement within certain parameters. This agreement outlined the maximum amount of sign square footage that the entire property could have. The agreement also noted that there shall not be any additional free standing pylon signs on the property. The proposed application is requesting permission to install a large 8 foot by 5 foot, two faced pylon sign. Based on the existing agreement, the Technical Review Committee feels that the Special Use Permit will alter the general character of the surrounding area and will impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.

Nicholas Sokoloski and Nancy Faucher, 5 Cider Mill Lane, Lincoln, RI – Application for Special Use Permit to construct a three family residential dwelling on vacant land located on Kelly Street, Lincoln, RI.

AP 10, Lot 349 Zoned: RG-7

Members of the Technical Review Committee reviewed the submitted plans and application for Special Use Permit to construct a three family residential dwelling unit on vacant land located on Kelly Street, Lincoln, RI. The subject property is located in the RG-7 zone that allows multi-family homes. The Technical Review Committee recommends Denial of a Special Use Permit. Based on a site visit, the Technical Review Committee felt that there were no three family dwelling units within the immediate vicinity of the subject property and the proposed dwelling unit will not fit into the surrounding area. The immediate surrounding neighborhood is made up of single family and two family dwelling units. The Technical Review Committee feels that the Special Use Permit will alter the general character of the surrounding area and will impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.

Correspondence/Miscellaneous (*)

a. Staff Reports

b. Adele Carr and David & Deborah Garneau AP 23 Lots 224 & 15 Administrative Subdivision

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

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Administrative Officer to the Planning Board