

**Town of Lincoln**

**Zoning Board of Review**

**100 Old River Road, Lincoln, RI**

**Minutes of February 7, 2012 Meeting**

**Present: David DeAngelis-Chair, John Bart–Vice Chair, Mark Enander, Lori Lyle, John Barr, Ronald Del Vecchio, Barry Nickerson, Anthony DeSisto, Esq. (Town Solicitor)**

**Minutes**

**Motion made by Member Enander to approve Minutes from the January 2012 meeting as presented. Motion seconded by Member Barr. Motion carried by all present.**

**Applications**

**YMCA of Pawtucket, Inc., 660 Roosevelt Avenue, Pawtucket, RI/MacColl YMCA, 26 Breakneck Hill Road, Lincoln, RI – Application for Special Use Permit for additional signage at property located at 26 Breakneck Hill Road, Lincoln, RI.**

**AP 25, Lots 58, 68, 69 and 71 Zoned: RA 40**

**Represented by: Robert Cioffi, Executive Director YMCA**

**Chair informed Member Barr that because he was not present at the January meeting, he could not vote on the application. When Member Barr inquired why, Attorney DeSisto informed Member Barr that**

**under Coderre vs. Pawtucket Zoning Board, the requirement for sitting/voting on a continued application is if a member is not present at the original hearing date, they are entitled to participate but cannot vote on the application.**

**Chair read into the record standards that need to be met for a Special Use Permit.**

**Applicant provided Board members with detailed dimensions and locations for proposed 16 signs for the new facility (Exhibit #1). Construction is on schedule and they plan on opening in August/September 2012. The entrance sign will be internally lit and will not have any scrolling or flashing messages. The current sign is 13" high; 7.5' wide and sits 12 feet off the highway. New sign will sit 25 feet from Breakneck Hill Road. Only two of the proposed sixteen signs will be lit. Total of proposed signage is 400.8 feet.**

**Chair read into the record Technical Review/Planning Board recommendation:**

**Members of the Technical Review Committee visited the site and reviewed the plans and the application for a special use permit for additional signage at property located at 26 Breakneck Hill Road. The submitted application is for a total of sixteen signs of various sizes and located throughout the property. The Planning Board recommends Approval with Conditions. The condition of approval is that no sign shall have LED lighting or any lighting similar to LED, will**

**not scroll messages, and will not flash.**

**The Planning Board feels that due to the historic nature of this roadway and due to the fact that Breakneck Hill Road is designated as a “Scenic Highway” by the State of Rhode Island, that any sign that will be seen from travelers along this road should be discrete in nature. The Planning Board paid special attention to sign #1 and sign #16. Sign #1 is proposed to be “internally lighted”, while sign #16 is proposed to be “internally lighted” and their program announcements to be “lighted lettering”. A full explanation of what “lighted lettering” means was not provided in the application. Therefore, the Planning Board made the above condition of approval. The Planning Board would like to bring to the Zoning Board’s attention that the application does not contain any measurements of the proposed signage. Enforcement of this application, if approved, will not be possible without these measurements. The Planning Board recommends that this information be provided to the Zoning Board and made part of the official record of approval.**

**Opposed**

**Pauline Genest, 22 Breakneck Hill Road, Lincoln, RI**

**Mrs. Genest submitted into the record as Exhibit #2 correspondence dated January 18, 2012 signed by fourteen neighbors listing their concerns regarding the planned signage. Neighbors have met with Mr. Cioffi and he has addressed their concerns. The rear of her property abuts the new activity center (submitted photos shows of**

**different views from the rear of her property as Exhibit #3 as Exhibit #4). Only screening in place is a six foot stockade fence. Neighbors would like to see fast growing trees or shrubs planted to obstruct the view. Attorney DeSisto informed Mrs. Genest that the Board can consider putting conditions in place regarding the effect of signing on residences in the neighborhood.**

**Opposed**

**Karen Yates, 20 Breakneck Hill Road, Lincoln, RI**

**Privacy is a concern. She would like to see a buffer planted at her driveway to obstruct the view of the new facility.**

**Opposed**

**Victor Rodriguez, 24 Breakneck Hill Road, Lincoln, RI**

**Mr. Rodriguez owns the property at 24 Breakneck Hill Road but does not live there because he is renovating the house with intentions to move in the future. He has two children and is concerned about the privacy and noise at night at the site which will be operating until 10:00 pm. Submitted into the record as Exhibit #5 photo depicting what the Genest back yard looked like prior to ongoing construction at the site. Mr. Rodriguez questions why applicant needed signage on the new building when they are planning a sign at the entrance to the facility.**

**Member Barr informed the Board that in June of 1993, this stretch of Breakneck Hill Road was designated a "Scenic Highway". The**

**existing sign fits in with the historic district but the new sign would change the character of the neighborhood and may be considered light pollution. Could the applicant design a new type of entrance signage that would be more conducive to the historic district?**

**The Chair informed applicant the standards need to be met and neighbors concerns should be addressed. He stated the Board is not quite ready to render a decision. The application conforms to the Comprehensive Plan but applicant needs to address concerns of surrounding neighbors regarding the esthetic compatibility of the area – more needs to be done.**

#### **Witness**

**Dana Newbrook, Architect**

**Mr. Newbrook addressed the Board and stated the applicant plans on planting sixty arborvitae to surrounding property and they will be seven to eight feet tall at planting – it will take two to three years to produce a sufficient hedge.**

**Mr. Cioffi informed the Board that the two lit signs will be on timers and programmed to shut off at 10:00pm closing. They looked at other types of street signs and felt what is proposed will fit in. Member Barr asked if applicant could design street signs that would look more historic than what is being proposed. Mr. Cioffi replied he was not sure. Dana Newbrook informed the Board that YMCA USA now wants to be known as “The Y” and the “Y” itself is the new national**

**emblem. Member Barr inquired if anyone had asked the YMCA if there was a colonial style or altered sign for historic districts. Mr. Newbrook replied that to his knowledge they did not have any historic style signage. Mr. Cioffi stated the applicant would like to address the neighbors concerns.**

**Chair informed applicant that the Board would be more comfortable if the YMCA would investigate alternate entrance signage to fit into the historic district. Mr. Cioffi replied he would need to check with YMCA corporate offices. Chair suggested continuing the application to the March agenda and have applicant return with alternate styles for proposed entrance signage. Mr. Cioffi agreed to a continuance.**

**Motion made by Chair and seconded by Member Bart to continue the application to the March agenda so applicant can return with alternate sign renderings and present plans for planting of a barrier. Motion carried by all present.**

### **Miscellaneous**

**Board Members reviewed the Zoning Board Guide, shared a brief discussion and reviewed its contents.**

**Motion made by Member Bart and seconded by Member Nickerson to adjourn the meeting. Motion carried by all present.**

**Respectfully submitted,**

**Ghislaine D. Therien**

**Zoning Secretary**