

**October 22, 2004**

**Town of Lincoln – Planning Board**

**100 Old River Road**

**Lincoln, RI 02865**

**Dear Honorable Members,**

**On October 14, 2004 at 3:00 pm the Technical Review Committee met to review the agenda items for the October 27, 2004 Planning Board meeting. In attendance were Al Ranaldi, Kim Wiegand, Diane Hopkins, Russell Hervieux, and Peggy Weigner. Below are the Committee's recommendations:**

**Major Subdivision Review**

**a. Angell Road Subdivision AP 44 Lots 12, 32 Master Plan Discussion /**

**- Angell Road Development Co. Angell Rd, Whipple Rd Approval**

**On August 25, 2004, this new project was certified as complete and referred to the Planning Board for their regularly scheduled September meeting for review as a Master Plan. 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 December 23, 2004 or within such further time as may be consented to by the applicant.

This project represents the subdivision of one lot into thirteen conventional single-family lots. The subject lot contains 11.03 acres of land and is located in zoning district RS-20 (20,000 square feet – Residential Single Family). The Technical Review Committee and the Engineering Division has reviewed the above-proposed development according to the 2001 Land Development and Subdivision Regulations preliminary plan submission standards and requirements and engineering practice standards. The submission includes a set of 10 sheets entitled “Master/Preliminary Plan Submission for Angell Road Subdivision”, Lincoln Rhode Island, AP 44 Lot 12, prepared for Leslie W. Sables by Commonwealth Engineers & Consultants, Inc., revised October 10, 2004. The Engineering Division also received and reviewed a report entitled “Storm Water Management Analysis and Design for AP 44 Lot 12 in Lincoln, Rhode Island”, prepared by Commonwealth Engineers & Consultants, Inc., for Leslie W. Sables, revision date June 22, 2004. The Town received a new letter from Ms. Linda Layer, P.E. dated October 14, 2004. A copy of a revised traffic report entitled “Traffic Impact Assessment Report” prepared for the above applicant by the above engineer revision date October 13, 2004 was also recently received. At this stage of review, the applicant is

**requesting three waivers. The waivers requested are:**

- 1. A waiver from Section 24, Article A (5) - Sidewalks**
- 2. A waiver from Section 1, Article B (10) - Minimum Buildable Lot standard - Proposed Lot #1**
- 3. A waiver from Section 1, Article B (10) - Minimum Buildable Lot standard - Proposed Lot #2**

**The Technical Review Committee has reviewed all the submitted materials and concluded that all major engineering issues have been successfully addressed. There are three concerns that the TRC wants to present to the Planning Board for their consideration.**

**In earlier discussions the developers were requested to pay for improvements to the existing facilities at Angell Road South pumping station as a condition of approval for using public sanitary sewers. This station is near to the design capacity for the already existing, platted lots that have paid sewer assessments. This condition is required in order to be able to accept the additional flows from the subdivision without negatively impacting the future ability to connect for the already platted lots. The Town has had some initial conversations with the engineers regarding potential improvements. The TRC recommends the condition of written acceptance of payment for improvements from the developer at this stage of the process. The concern regarding the ownership of the existing historic cemetery has been addressed. According to the engineers, although listed as a historic cemetery there are no records on the owner of the**

**cemetery. Access to the cemetery is shown on the plans.**

**The concerns regarding sight distance on the existing roads have been addressed. The Traffic Report revised October 14, 2004 recommends mitigation measures for traffic concerns beyond clearing the vegetation on site. The new, additional recommendation is to remove a large boulder on the west side of Whipple road south of the proposed Leslie Road that blocks the sight distance. This work must be delineated out in the field prior to site construction and performed by the developer as part of the site development.**

**The Technical Review Committee then discussed the requested waivers. The TRC concluded that based on the submitted plans and the unique characteristics of proposed lots #1 and #2, the requested waivers are reasonable and will exact undue hardship due to these unique characteristics of the proposed lots in question. The applicant has designed the grading of the lots in order to direct surface water flow away from abutting lots. The proposed grading created a slope greater than 15% to accommodate this feature. The TRC then discussed the sidewalk requirement and concluded that based on the absence of sidewalks in the area, the requested waiver is reasonable.**

**The Technical Review Committee then considered the request by the applicant to combine some Planning Board review stages due to the unique path this application has taken and as allowed in the 2001 Land Development and Subdivision Regulations Section 16 (C) that states, "The Planning Board may vote to combine review stages to modify and/or waive requirements as specified in these regulations.**

**Review stages may be combined only after the Planning Board determines that all necessary requirements have been met by the applicant”. The TRC feels that the applicant has provided all necessary information to successfully address the requirements of preliminary plan review. Therefore, the TRC recommends that the review stages be combined and the applicant proceeds to the Preliminary Plan stage – Public Hearing.**

### **Minor Subdivision Review**

#### **a. Riverfront Minor Subdivision AP 45 Lot 53 Preliminary Plan Discussion /**

- Smith Hill Center Angell Road Approval**

**This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into two lots. The plan received Certificate of Completeness on October 12, 2004 in which the Planning Board has 65 days (December 16, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. The TRC and the Engineering Division reviewed the above proposed development according to the Land Development and Subdivision Planning Board preliminary plan submission standards and requirements and standard engineering. The submission includes a set of 4 sheets entitled “Preliminary Plan Submission for Riverfront Minor Subdivision”, in Lincoln, Rhode Island, AP 45 Lot 53, prepared for Dosco Inc. by Commonwealth Engineers & Consultants, Inc., dated 8/30/04. No other information**

**was received. The TRC identified several concerns and presented to the project engineer. The applicant would like to properly address these concerns and respectfully request that this project be postponed until the November Planning Board meeting. Therefore, no recommendation was presented to the Planning Board to review.**

**b. 783 Great Road Minor Subdivision AP 22 Lot 68 Preliminary Plan Discussion /**

**- Franklin Construction Services Great Rd & Dexter Rock Road Approval**

**This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into two. The plan received Certificate of Completeness on October 12, 2004 in which the Planning Board has 65 days (December 16, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. The TRC and the Engineering Division reviewed the above proposed development according to the Land Development and Subdivision Planning Board preliminary plan submission standards and requirements and standard engineering. The submission includes a set of 5 sheets entitled “Minor Subdivision, 783 Great Road & Dexter Rock Road”, in Lincoln, Rhode Island, AP 22 Lot 68, prepared for Franklin Construction Services, Inc. by DiPrete Engineering Associates, Inc., revision date 8/31/04. No other information was received.**

**The applicant has provided a letter from Natural Resources Services**

**stating that according to their site inspection, no wetlands were found to be present on or immediately adjacent to the property. The existing lot is shown to be connected to public sewers and water. The sewer supervisor previously stated that sewers are available. The applicant must request water service to the proposed new lot from Lincoln Water Commission. The existing lot is presently serviced by public water. There is no record for the original house of any connection to the public sewers. The location of the septic system must be shown on the plans in order to ensure that there is no impact to it from the proposed subdivision. Granite bounds must be shown marking the location of the new property corners. The TRC recommends Approval with Conditions for the presented minor subdivision. The conditions are as follows:**

- 1. The applicant must request water service to the proposed new lot from Lincoln Water Commission.**
- 2. The location of the septic system, if any, must be shown on the plans in order to ensure that there is no impact to it from the proposed subdivision.**
- 3. Granite bounds must be shown marking the location of the new property corners.**
- 4. Open space fees be assessed at 10% of the sale price of the new lot or 10% of the assessed value of the new lot whichever is greater.**

#### **Minor Land Development Review**

- a. Lincoln Middle School AP 26 Lots 38, 39, 41, 43 Minor Land**

## **Development**

### **- Town of Lincoln Jenckes Hill Road Discussion / Approval**

**The Technical Review Committee and the Town of Lincoln Public Works Department Engineering Division has reviewed the set of plans entitled “Lincoln Middle School, Lincoln, Rhode Island, 50% Design Development” prepared by Architectural Involution, Inc. dated 10/01/04 for the Town of Lincoln. The portion of the set specifically reviewed was limited to the drawings developed by Pare Engineering, Inc. listed on the Drawing Index under “Site”. This is a minor land development located on Jenckes Hill Road encompassing AP 26 Lots 38, 39, 41 and 43 and Plat 44 Lot 161. This proposed project represents the development of a 1000 student public middle school.**

**The proposed minor land development project has been filed and reviewed under the 2001 Land Development and Subdivision Regulations preliminary plan submission standards and requirements and engineering practice standards. The plan received Certificate of Completeness on October 13, 2004 in which the Planning Board has 65 days (December 17, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. Below are the committee’s concerns.**

**Traffic/ Road design - The site access and internal traffic flow appears to meet the projected needs of the proposed middle school. The internal flow effectively segregates the bus traffic, student drop-off and pick up as well as building services. The plans show a new turning lane proposed to be constructed on Jenckes Hill Road to**

**allow safe approach to the school from the south. The entrance onto Jenckes Hill Road requires RIDOT approval through the Physical Alteration Permit process. The Engineering Division must review the traffic report.**

**Utilities - The Lincoln Water Commission (LWC) has stated that public water is available for this development. The system is in the High Service Area which will necessitate payment of an impact fee to the LWC. The water system design needs to be reviewed and approved by the LWC. The Limerock Fire Department has made preliminary recommendations to the site plan to ensure access for fire safety. The Fire Department has asked the State Fire Marshall to review the fire protection system for the building.**

**Sanitary Sewer - The sewer design, connecting by gravity to a public sewer at the intersection with Harris Road is acceptable. It appears that the southern most portion of the school will require wastewater to be pumped up to a sanitary manhole that is part of the onsite gravity system. The design appears to minimize the amount of road excavation required within the State road right of way. Approval for the wastewater discharge must be obtained from the Narragansett Bay Commission. No other utilities, such as gas, electric or cable have been shown at this level of design development. An existing utility pole will need to be relocated for the entrance.**

**Stormwater/ groundwater - The design and placement of the stormwater detention basins are acceptable. The engineering division must review the final drainage report. Stormwater from the development is proposed to be directed towards one of two detention**

**basins. Both basins appear to be above the seasonal high groundwater elevation. While no designated access ways to the basins are shown, the location and side slope of each basin ensure that it be readily accessible for maintenance. There are no berms over four feet high which would require special design with an impervious core.**

**Groundwater - This area of Limerock is known for seasonal high groundwater elevations. Previous soil evaluations across the site confirm that groundwater close to the surface is an issue in some areas, particularly adjacent to the wetlands. The building itself is proposed to be above the groundwater elevation. The only area with a potential for groundwater concerns is the area adjacent to the power lines, next to the houses on Tattersall Drive that is intended to be playing fields.**

**Wetlands - The development is subject to RIDEM Wetlands approval. The wetlands have already been delineated and verified by RIDEM. The consultant, Pare Engineers and the Town Engineer met with representatives of RIDEM regarding the application for Preliminary Determination. It is clear that the site design will be in substantial conformance with the requirements and standards of an insignificant alteration. An application has been prepared for a RIDEM permit. The RIDOT has been contacted regarding alterations of wetlands on the State highway required for the development.**

**Based on the above noted concerns, the Technical Review Committee recommends that this minor land development project be approved with conditions. Below are the recommended conditions:**

- 1. The Engineering Division must review and approve the final traffic report.**
- 2. The public water system design needs to be reviewed and approved by the LWC.**
- 3. Submit a wastewater discharge application to the Narragansett Bay Commission.**
- 4. The engineering division must review and approve the final drainage report.**
- 5. RIDEM Wetlands approval.**

**The TRC recommends that remediation bond amount and final plan approval be delegated to the Administrative Officer to the Planning Board.**

**b. Spring Green Preserves AP 34 Lot 25 Minor Land Development  
- Consolidated Industrial Development New River  
Road Discussion / Approval**

**The Technical Review Committee and the Town of Lincoln Public Works Engineering Division has reviewed the above proposed minor land development project according to the 2001 Land Development and Subdivision Regulations preliminary plan submission standards and requirements and standard engineering practices. The submission includes 2 sets of 7 sheets entitled “Major Land Development, Spring Green Preserve, located off New River Road,”, Lincoln, Rhode Island, AP 34 Lot 25, prepared for Consolidated**

**Industrial Development Corp. by Thalmann Engineering Co., Inc., latest revision date 8/16/04. One of the sets has been reviewed and stamped approved by the Manville Fire Prevention Bureau. Other information received include a copy of the Physical Alteration Permit from RIDOT for the entrance, a RIDEM Wetlands approval permit letter and stamped plans and the traffic impact report prepared by RAB Professional Engineers, Inc. dated May 2004. This proposed project represents the development of three apartment buildings with a total of 42 units, associated parking facility, and area landscaping as required by the zone change stipulations. All zoning requirements and zone change stipulations have been addressed.**

**The plan received Certificate of Completeness on October 13, 2004 in which the Planning Board has 65 days (December 17, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. Below are the committee's concerns.**

**Wetlands and drainage - The development has received approval from RIDEM Wetlands as a preliminary determination of insignificant alterations. A copy of the RIDEM stamped approved set of plans has been received by the Engineering Office. The Town Engineer made the engineer aware of some minor engineering details regarding the placement of catch basins and a detail on the berm that need revision. The Engineering Office needs to review the drainage report and erosion control plans.**

**Traffic - RIDOT has approved the change in land use and the access to the site from New River Road. According to the traffic report**

**submitted for the development there will be no adverse impact from the project to New River Road or adjacent intersections.**

**Utilities - Public water and sewer are shown on the plans. According to the sewer supervisor, public sewers are available to the development through the line on the northern side of the property.**

**The Lincoln Water Commission has given preliminary approval to service the development with public water. The Manville Fire Prevention Bureau has approved the location of the fire hydrants.**

**Existing Easement - Across the property is an easement granted to Mobile for a pipeline. The developer must ensure that there is no conflict with this existing easement and that any utility or roadway across it is acceptable to Mobile.**

**Based on the above noted concerns, the Technical Review Committee recommends that this minor land development project be approved with conditions. Below are the recommended conditions:**

- 1. The engineering division must review and approve the final drainage report.**
- 2. The engineering division must review and approve the final erosion control plans**
- 3. The developer must ensure to the Town that there is no conflict with this existing easement and that any utility or roadway across it is acceptable to Mobile.**

**The TRC recommends that remediation bond amount and final plan approval be delegated to the Administrative Officer to the Planning**

**Board.**

## **Amendment to the Comprehensive Plan**

### **a. Town of Lincoln – Affordable Housing Production Plan Discussion / Approval**

**During the closing days of the 2004 legislative session, the General Assembly enacted State legislation relative to planning for affordable housing needs. The Town hired an affordable housing specialist who worked diligently to develop an affordable housing production plan. Several public meetings were held to solicit public input. The affordable housing production plan builds upon and supplements the Housing Element of the Town's Comprehensive Plan. The purpose of the plan is to establish clear guidelines as to the amount, type and location of affordable housing development to meet the 10% low-moderate income housing goal stipulated by the State's Low and Moderate Income Housing Act. The plan identifies strategies and recommendations to ensure that the Town's diverse housing needs are met.**

**The Technical Review Committee reviewed the submitted plan and feels that the proposed plan is consistent with requirements of the newly enacted legislation and the Housing Element of the Comprehensive Plan. The TRC recommends that the Planning Board send a positive recommendation to the Town Council for their**

**consideration.**

## **October Zoning Applications**

**Florence & Mary Stadnik, 115 Main Street, Manville, RI – Special Use Permit to convert storage shed into a country gift store on property located at 115 Main Street, Manville, RI.**

**AP 35/36, Lot 37          Zoned: RG 7**

**As of the date and time of the Technical Review Committee meeting, no new information or plans were offered for review. Therefore, the TRC cannot offer a recommendation on this application.**

**Timothy and Eileen Chaput, 11 Kirkbrae Drive, Lincoln, RI - Dimensional Variance for rear yard setback for the construction of a garage/addition.**

**AP 32, Lot 55 Zoned: RS 20**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The plans submitted present a three-car garage and two-story addition above the garage. This addition is attached to the house via a 16'x8' connection and does not appear to be designed as an integrated part of the existing house. The original plan submission did not include a proposed floor plan to examine. As of the date and time of the Technical Review Committee meeting, no new information or plans were offered for**

**review. Therefore, the Technical Review Committee recommends denial of the application for a dimensional variance. The Committee feels that the application does not represent the least relief required.**

**James & Michelle Wood, 7 Iron Forge Road, Lincoln, RI - Dimensional Variance for rear and side yard setbacks for the construction of an addition.**

**AP20, Lot 82 Zoned: RS 12**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends approval of this application. The committee finds that the dimensional variances will not alter the general character of the surrounding area and will not impair the intent or purpose of the zoning ordinance, nor the Comprehensive Plan.**

**Greg Banner, 1840 Old Louisquisset Pike, Lincoln, RI - Dimensional Variance for front and side yard setbacks for the construction of an addition.**

**AP25, Lot 15 Zoned: RA 40**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends denial of this application. The plans submitted present an increase in the lot coverage to 32%. According to the Land Use Element of the 2003 Comprehensive Plan, “no increase in overall density above**

**today's levels should be allowed" and "future residential development should seek ways to use less land in the development process and protect more open space" (2003 Comprehensive Plan, LU-29). Therefore, the committee finds that the dimensional variances will alter the general character of the surrounding area and will impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.**

**Respectfully Submitted,**

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

**Administrative Officer to the Planning Board**