

July 21, 2005

**Town of Lincoln – Planning Board
100 Old River Road
Lincoln, RI 02865**

Dear Honorable Members,

On July 19, 2005 at 3:00 pm the Technical Review Committee met to review the agenda items for the July 27, 2005 Planning Board meeting. In attendance were Al Ranaldi, Kim Wiegand, and Russell Hervieux. Below are the Committee's recommendations:

Major Subdivision Review

a. Meadow View Subdivision AP 29 Lot 3 Public Informational Meeting - Meridian Real Estate Services Great Road 7:15 PM

This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into fifteen conventional single-family lots. The subject lot contains approximately 13.0 acres

of land and is located in zoning district RS-20 (20,000 square feet – Residential Single Family). The proposed homes are to be serviced by public water and sewers.

On April 13, 2005, the Master Plan submittal for the above noted 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 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 Master Plan review must be made by August 11, 2005 or within such further time as may be consented to by the applicant. The applicant is in front of the Planning Board for a public informational meeting.

The Technical Review Committee and the Engineering Division have reviewed the above proposed subdivision according to the Land Development and Subdivision Regulations master plan submission standards and requirements as well as standard engineering practices. The submission includes a set of six sheets entitled “Master Plan Submission, Meadow View”, located on Great Road, Lincoln, Rhode Island, AP 29 Lot 3, prepared for Meridian Real Estate Services, Inc. by DiPrete Engineering Associates, Inc., dated November 2004, latest revision date 2/18/05. A document entitled “Master Plan Narrative and Supporting Material” by the same engineers dated 2/14/05 was also received. On June 24, 2005 the Engineering Division received a report entitled “Traffic Impact

Assessment” dated June 21, 2005 prepared by RAB Professional Engineers, Inc. for Meridian Real Estate Services, Inc. for the above project. The submission was reviewed and the following was noted.

Site design - A number of the lots have building constraints. The developer will need to document the areas of 15% or greater slopes, wetlands, easements and/or other physical constraints that hinder building, taking into account any overlap and then show the minimum buildable area remaining for each lot. The Site Plan must take into account the wetlands in determining the buildable areas. If a lot requires a waiver from the minimum buildable area, the lot needs to be identified and a description of the need for the waiver given. A note should be added that the developer is proposing to develop a landscaped buffer area along Great Road. The note should indicate that this buffer will be recorded as an easement. The Public Works department is also concerned about the proposed locations of the driveways at the end of the two cul-de-sacs. Special consideration should be given to the placement of these driveways so that future snow can be easily stored within these areas.

Wetlands - The wetlands have been flagged by Natural Resources Services, according to the above mentioned narrative report. RIDEM Wetlands approval will be required for preliminary approval of the subdivision.

Utilities - The subdivision is proposed to be connected to public sanitary sewers and water. The sanitary sewers system is proposed to be gravity. No new pumping station is proposed. The development would flow by gravity sewer in Great Road to the Great Road South

pumping station. Capacity in this pumping station is adequate. No new water services can be dead-ended. There are several acceptable alternatives for looping the public water line that have been received by the Lincoln Water Commission (LWC) from the developer. Water service requires design approval from the LWC.

Drainage - Proposed drainage is shown conceptually on the master plan with a proposed location for a detention basin. The actual size of the basin will depend on the depth to seasonal high groundwater. The bottom of the detention basin must be installed above that elevation. The narrative report states that a seasonal high groundwater elevation will be determined by a certified soil evaluator. It also states that the subdivision will include the condition that any finished floor or basement must be at least one foot above that elevation. This is imperative due to the drainage problems in the area. Great Road has minimal street drainage infrastructure. Some storm water runoff from Great Road discharges along the road onto the property and must be allowed to continue to flow. Storm water flows overland from the site to a stream on the eastern side of the property and also to an isolated wetland in the southern most corner of the property. Increased flow through the wetlands could impact abutting property owners and Great Road. The impact from the detention basin on the wetlands must be very carefully considered. Preliminary Plan design of the drainage will be critical.

Traffic - Great Road is a narrow and winding road and therefore the Town requested information regarding traffic safety issues, particularly sight distance. The Traffic Impact Assessment reviewed

the impact of traffic on the existing Great Road and at the intersections of the proposed road for safety concerns. The report found that the intersection of the proposed road with Great Road will continue “to operate in an efficient manner with little to no delay”. Also, according to the report, there is adequate sight distance at the proposed entrance to the project. However, the sight distance will be affected by “the existence of roadside obstructions that may restrict or limit sight lines to and from the proposed intersection.” The report recommends selective clearing and grading within the roadway right of way along the frontage of proposed lots 1, 2 and 15. This area will need to be delineated on the plans and a landscaping plan approved for it. It appears that the impacted areas will fall within the scenic road conservation easement that is already proposed.

b. Rivers Subdivision AP 23 Lots 30 and 119 Master Plan Discussion /

- Estate of Anna M. Rivers Old River & Lower River Road Approval

This application is under the 2001 Subdivision Regulations and represents the subdivision of two lots into six conventional single-family lots. The subject lot contains approximately 4.38 acres of land and is located in zoning district RS-12 (12,000 square feet – Residential Single Family). The proposed homes are to be serviced by public water and sewers. No new roadway is proposed.

On April 20, 2005, the Master Plan submittal for the above noted 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 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 Master Plan review must be made by August 18, 2005 or within such further time as may be consented to by the applicant.

The Technical Review Committee and the Engineering Division have reviewed the above proposed development according to the Land Development and Subdivision Regulations standards and requirements and standard engineering practices. The plans reviewed are entitled "Master Plan Submission", Lincoln, RI, Major Subdivision, AP 23 Lots 30 & 119, Old River Road & Lower River Road, prepared for Estate of Anna Rivers c/o Brian Balsafiore, Executor by Thalman Engineering Co., Inc. dated March 16, 2005. A report entitled "Master Plan – Development Impact Narrative" dated March 2005 prepared by the above for the above applicant was also received. A report on the sight distance was prepared for the proposed subdivision by RAB Professional Engineers, Inc. dated May 25, 2005. The application was reviewed and the following was noted.

Site Plan - The placement of the houses and driveways on the sites will be a concern for several reasons. The site has a significant amount of ledge visible. Any blasting or drilling could have an adverse impact on existing structures. Fractured rock could allow groundwater flow through the soil into existing basements. The

placement and slope of the driveways on Lower River Road must be carefully located so as not to cause increased runoff on the properties below.

Utilities - A note on the plan states that the applicant proposes public water and sewers connections via existing lines in Old River Road and Lower River Road. The applicant must contact the Lincoln Water Commission (LWC) regarding service to the development. The LWC must certify that water service is available. The LWC's approval must be a condition of preliminary plan approval for subdivision. The applicant must apply to the sewer supervisor for availability of public sanitary sewers to the project. The developer must apply to Narragansett Bay Commission for indirect discharge permits.

Traffic - Since the driveways are proposed onto Old River Road, a State highway, the developer must obtain a Physical Alteration Permit from RI Department of Transportation for the proposed project. This must be a condition of preliminary plan approval. According to the Sight Distance Analysis report and a letter submitted with the site plan, driveways can be located so as to have adequate stopping sight distances in accordance with the appropriate criteria. As noted in the report, some clearing along the frontage of Lower River Road will be necessary to achieve this view. This area of clearing will need to be shown on the preliminary plans.

Drainage - The site drains generally from Old River Road south and easterly towards Lower River Road. Several properties on the eastern, lower side of Lower River Road have concerns with storm water runoff. Lower River has an existing problem with drainage

flowing from the west side over the road to the lower properties, particularly impacting an existing driveway. There is no drainage system, open or closed, to collect runoff until near the intersection of Lower River Road and Old River Road. In order to prevent any adverse impact to the existing properties on eastern side of Lower River Road, the Engineering Division recommends that the subdivision approval must specify that the proposed drainage mitigation include existing drainage concerns.

A condition of any approval should also include the specification that no finished floors or basements shall be constructed at or below the seasonal high groundwater elevation, as determined by a certified soil evaluator, as groundwater flow discharged to the surface would cause problems to the existing roads and properties. The engineer has conducted soil evaluations on the property which were witnessed by the Town Engineer.

Wetlands - The subdivision will require approval from RIDEM Wetlands. The plan and the report describe the wetlands on the site. The information presented on the site plan indicates that there is adequate buildable area for each lot. Documentation for this assessment was submitted as a letter from RIDEM verifying the delineation performed by Natural Resources Services, Inc.

While the above noted concerns may look long, these concerns are offered to the applicant so they can begin to address them in the preliminary plan stage. Therefore, based on the above comments and the requirements of the Master Plan stage, the Technical Review Committee recommends that this master plan project be Approved

with Conditions. The conditions are as follows:

1. The placement and slope of the proposed driveways on Lower River Road must be carefully located so as not to cause increased runoff onto existing properties.

2. The subdivision will require approval from RIDEM Wetlands.

3. A condition of preliminary plan approval shall include the specification that no finished floors or basements shall be constructed at or below the seasonal high groundwater elevation, as determined by a certified soil evaluator.

4. In order to prevent any adverse impact to the existing properties on eastern side of Lower River Road, the applicant must research and proposed drainage mitigation to address existing drainage concerns during the preliminary plan stage.

5. A note must be added to the plans that says that whenever possible, mature and healthy trees be preserved and protected during construction.

6. The LWC must certify that water service is available. The LWC's approval must be a condition of preliminary plan approval for subdivision.

7. The applicant must apply to the sewer supervisor for availability of public sanitary sewers to the project.

8. The developer must apply to Narragansett Bay Commission for indirect discharge permits.

c. Riverfront Major Subdivision AP 45 Lot 53 Master Plan Discussion /

- DOSCO Inc. Angell Road Approval

This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into five conventional single-family lots. The subject lot contains approximately 6.36 acres of land and is located in zoning district RA-40 (40,000 square feet – Residential Single Family). The proposed homes are to be serviced by a public cul-de-sac road and public water and sewer. This project is in front of the Planning Board for a Master Plan discussion and review.

On June 10, 2005, the Master Plan submittal for the above noted 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 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 Master Plan review must be made by October 8, 2005 or within such further time as may be consented to by the applicant.

The Technical Review Committee and the Engineering Division have reviewed the above-proposed development according to the 2005 Land Development and Subdivision Regulation's Master Plan submission standards and requirements and standard engineering practices. The submission includes a plan entitled "Master Plan Submission for Riverfront Major Subdivision", Portion of AP 45,

Portion of Lot 53, in Lincoln, Rhode Island, prepared for the applicant Dosco Inc. by Commonwealth Engineers & Consultants, Inc., dated June 2005.

Site Plan - The location of the drainage easement to access the detention basin should be as close to the entrance road immediately off Angell Road as possible. Wells and septic systems within 200 feet must be shown or a note that there are none within 200 feet stated on the plan. The buildable area for each lot must be calculated. The buildable area is that area remaining after wetlands, steep slopes and other physical constraints, such as easements, are excluded. A waiver is required for the proposed road to be less than 150 feet from the unimproved Rum Road, a paper street. The Engineering Division would prefer that this paper street not be improved for public vehicular access due to sight distance issues. The site plan also presents a public right of way to the existing Town of Lincoln's public open space property surrounding the site. The TRC recommends that this right of way be delineated by fencing and granite bounds at both ends of the easement. The fencing will create visual demarcation to the public open space. A sign should also be installed to indicate to the public that this is a public access point.

Groundwater - A certified soil evaluator estimated the seasonal high ground water elevations spread out across five locations on the property. The Town Engineer witnessed the excavation of test pits. The applicant previously submitted Site Evaluation Forms for the groundwater and soil performed by a certified soil evaluator. There is a note on the plan specifying that finished floors or basements must

be set above the seasonal high ground water elevation. This must be a condition of approval for the subdivision.

Wetlands - The applicant previously submitted a letter from Mason & Associates, Inc. a wetlands biologist. The proposed subdivision must obtain a RIDEM Wetlands Preliminary Determination permit as a condition of approval for subdivision.

Traffic - The engineer submitted a revised report entitled "Safety Analysis", dated October 26, 2004, revised February 23, 2005 entitled "Safety Analysis". Based on the findings in the report, the Engineering Division has concluded that adequate sight distance is available at the proposed roadway intersection with Angell Road.

Utilities - The plan shows public water and sewer connections to the proposed lots. There is an existing letter in the file dated (3/10/05) from the sewer supervisor stating that sewers are available to the property. The Lincoln Water Commission (LWC) has communicated to the Town that public water service is available to this project and can receive preliminary approval for water line design. The water line is proposed to be looped through an existing public right of way, Rum Road, which meets LWC requirements.

Drainage - The Town Engineer and the Director of Public Works observed existing drainage conditions during a recent, high-intensity rainfall event. The road is crowned in the area of the proposed intersection giving access onto Angell Road, so the storm water flows along both sides of the road. There does not appear to be a drainage swale or eroded edge in the area of the proposed intersection. No accumulation of water was observed. However, at

the lower portion of Angell Road below the subdivision where the brook crosses the road, storm water accumulation was observed on the sides of the road. This was observed mostly on the northeast side. Drainage design for the subdivision must include no increase of storm water from the subdivision onto the road so as not to exacerbate any drainage problems lower down on Angell Road.

If the applicant can successfully address the above noted concerns, the TRC recommends that this project advance to a public informational meeting for public review.

d. Lincoln Garden Estates AP 43 Lot 20 and 21 Master Plan Discussion /

- Steven, Stuart, and Cara Popovich Old Louisquiset Pike Approval

This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into four conventional single-family lots. The subject lot contains approximately 2.35 acres of land and is located in zoning district RS-20 (20,000 square feet – Residential Single Family). The proposed homes are to be serviced by a public cul-de-sac road and public water and sewer. This project is in front of the Planning Board for a Master Plan discussion and review.

On July 8, 2005, the Master Plan submittal for the above noted 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 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 Master Plan review must be made by November 07, 2005 or within such further time as may be consented to by the applicant.

The Technical Review Committee and the Engineering Division have reviewed the above-proposed development according to the 2005 Land Development and Subdivision Regulation's Master Plan submission standards and requirements and standard engineering practices. We presented our concerns about the project to the applicant's engineer. During this meeting, the engineer decided that it would be better to postpone Planning Board review of the project until the August meeting. The engineer will be compiling additional information during this time.

**e. Forest Park AP 20 Lot 15 Preliminary Plan Extension
- LPD Development, LLC Breakneck Hill Road**

On July 28, 2004, the above noted project received Preliminary Plan approval. The applicant is requesting a one year extension of this approval to accommodate DEM Wetlands and ISDS Suitability Determination permitting. The Technical Review Committee reviewed the applicants request and recommend Approval of the Preliminary Plan approval by one year. The TRC would like to remind the

applicant that before they come to post a bond for the project, that they review the bond amount with the Town first.

Major Land Development Review

- a. Nafta Mills AP 34 Lot 34 Master Plan Land Development -
- A.F. Homes Old River Road Public Informational Meeting – 8:15
PM**

This application is under the 2005 Subdivision Regulations and represents the residential development of up to 44 condominium units. The subject lot contains approximately 7.66 acres of land and is located in zoning district RG-7 (Residential General). The proposed condominium project is to be serviced by public water and private septic system. The buildings will be serviced by a private driveway. No new roadway is proposed.

On June 10, 2005, the Master Plan submittal for the above noted 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 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 Master Plan review must be made by October 8, 2005 or within such further time as may be consented to

by the applicant.

The Technical Review Committee and the Engineering Division has reviewed the above proposed subdivision according to the Land Development and Subdivision Regulations standards and requirements and standard engineering practices. The plans reviewed were a set of two sheets each entitled "Nafta Mills, AP 34 Lot 14", Lincoln, Rhode Island prepared for A.F. Homes by Cataldo Associates, Inc., issue date February 22, 2005. A letter preliminarily confirming that public water supply is available has been received by the Engineering Division. A report entitled "Traffic Impact Study for the Proposed Nafta Mills Condominium Development", prepared for A.F. Homes, prepared by Cataldo Associates, Inc. November 15, 2004, revised April 26, 2005.

Site Plan - The site has a Settlement Agreement approved by RIDEM to remediate contamination left by the former use as a mill that allows the reuse as an industrial or commercial site if the cleanup is completed in accordance with approved plans. The site must be cleaned up to the levels approved for residential use with a new Settlement Agreement with RIDEM. The developer has stated that they will develop a new work plan and site design that will address the concerns of the Settlement Agreement. Development of the site will require approval from RIDEM Wetlands. At the Preliminary Plan review stage, the developer will be required to present the vegetative buffer plan for Old River Road and address any concerns that the Manville Fire District may have for fire safety.

Traffic - Access to the site is from a State highway, Old River Road.

The project will require a Physical Alteration Permit from RIDOT for access to the property. The traffic report was reviewed. According to the report, the volume of traffic for this type of development will not adversely impact the proposed intersection with Old River Road or the adjacent, critical intersections. The report covered the traffic on Mussey Brook Road. The sight distance appears to be adequate.

Sanitary Sewers - According to the Sewer Supervisor, there is a relatively new line from Old River Road on the westerly half of the property to an old flow metering station that connects to an older sewer line that discharges to sewers in New River Road and ultimately to the Narragansett Bay Commission's sewer interceptor. There is capacity in the lines; however, with any proposed new construction at the site, the metering station must be removed. Also, the line must be televised, evaluated and repairs made to it as necessary in order to ensure its proper functioning.

Water - The Lincoln Water Commission has been contacted. A letter from the superintendent states that public water is available, subject to final project approval. According to the superintendent of water, the site may have old services that were not disconnected. These must be investigated. All existing lines must be correctly shown on the plans and ensured that they are properly disconnected.

Drainage - The site drains to Mussey Brook, which crosses through the residential neighborhood to the south. This area has experienced localized flooding problems. Careful design of any drainage facilities must include mitigation of adverse impacts from increased water quantity, as well as water quality and peak rate of flow. Location of

any existing wells and/or septic systems within 200 feet of the property must be shown on the plan.

August Zoning Applications

John & Elizabeth A'Vant, 29 Mark Drive, Lincoln, RI – Dimensional Variance for side yard setback for the construction of an addition.

AP 19, Lot 80

Zoned: RS 20

Members of the Technical Review Committee visited the site and reviewed the revised site plans and application. Based on the revised plans, the proposed addition, consisting of a master bedroom suite and hallway, will be located in the rear of the right hand side of the property. The Committee recommends Approval of this dimensional variance. The TRC feels that the revised plans represent the least relief required, 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.

**Jacob & Nina Litmanovich, 52 Blodgett Avenue, Pawtucket, RI/
Dimitry & Elena Litmanovich, 20 Linfield Circle, Lincoln, RI –
Dimensional Variance for side yard setback for the construction of an
addition at 20 Linfield Circle, Lincoln, RI.**

AP 45, Lot 205 Zoned: RS 20

Members of the Technical Review Committee visited the site and reviewed the submitted site plan and application. Based on the submitted plans, the proposed addition, consisting of an extension of the existing garage will be located in the front of the property. The Committee recommends Denial of this dimensional variance. The TRC feels that this plan does not represents the least relief required, will alter the general character of the surrounding area and impair the intent and purpose of the Zoning Ordinance and the Comprehensive. The applicant has significant room in the back yard area to accommodate their needs.

Ferreira Concrete, 7 Tallman Avenue, East Providence, RI/Liquid Blue, 1 Crownmark Drive, Lincoln, RI – Dimensional Variance for rear yard setback for the construction of an addition.

AP 28, Lot 67 Zoned: MG- 0.5

Members of the Technical Review Committee visited the site and reviewed the submitted site plan and application. Based on the submitted plans, the proposed commercial addition will be located on the side of the existing building. The TRC feels that the requested dimensional variance is appropriate but the application does not address some critical issues. The TRC identified an issue with the existing loading dock. Will this loading dock still be used after the new addition is constructed? If so, how will delivery trucks safety access it. Next, does the existing parking meeting the parking requirements that will be needed for the new addition? If the

applicant can successful address these issues, the TRC recommends Approval of the dimensional application.

Sayles Mill Realty, 1136 Lonsdale Avenue, Central Falls, RI – Use Variance for dance studio and industrial incubator space for property located at 85 Industrial Circle, Lincoln, RI.

AP 2, Lot 88 Zoned: MG 0.5

Members of the Technical Review Committee visited the site and reviewed the submitted site plan and application. Based on the submitted package, the TRC could not offer a recommendation on this application. While the Committee in general liked the proposed reuse of the building, several concerns were expressed that the application did not address. The concerns are as follows: the committee does not know what “industrial incubator space” is and what types of uses will utilize this space, the committee was concerned about the amount of parking spaces needed for these uses, the committee was very concerned about fire safety within and around the buildings especially the long side of the building facing the pond, the committee was concerned about the amount and location of new signage, and the committee was concerned about how the adjacent parking lot was going to be developed. The TRC would appreciate the opportunity to review a more detailed site plan and application that addresses these concerns.

A.F. Homes LLC, 114 Harcourt Avenue, Pawtucket, RI/NAFTA Mills,

LLC, 215 Singleston Street, Woonsocket, RI – Special Use Permit for 44 condominium units age restricted for 55 and over for property located on Old River Road, Manville, RI.

AP 34, Lot 14 Zoned: RG-7

Members of the Technical Review Committee visited the site and reviewed the submitted site plans and application. The special use permit is for the construction of 44 condominium units that will be age restricted for 55 and over adults in a RG-7 zone. Based on the submitted plans, the Technical Review Committee recommends Approval with Conditions of this special use permit. The Committee feels that the proposed density is appropriate for the site and that existing and proposed site conditions provide significant protections to abutting property owners. The proposed project has eliminate the manufacturing zone located in the middle of a residential area and will offer additional housing options for the Town. The recommended conditions of the approval are that applicant fully address and/or exceed the conditions placed on the zone change by the Town Council and any conditions placed on the project by the Planning Board. The TRC feels that the special use permit is consistent with the general and specific goals and policies of the Comprehensive Plan, represent the least relief required, will not alter the general character of the surrounding area and will not impair the intent and purpose of the Zoning Ordinance.

Respectfully Submitted,

Albert V. Ranaldi, Jr. AICP

Administrative Officer to the Planning Board