

August 19, 2005

Town of Lincoln – Planning Board

100 Old River Road

Lincoln, RI 02865

Dear Honorable Members,

On August 16, 2005 at 3:00 pm the Technical Review Committee met to review the agenda items for the August 24, 2005 Planning Board meeting. In attendance were Al Ranaldi, Kim Wiegand, and Russell Hervieux, Greg Mercurio, and Peggy Weigner. Below are the Committee's recommendations:

Major Subdivision Review

a. Riverfront Major Subdivision AP 45 Lot 53 Public Informational Meeting -

- DOSCO Inc. Angell Road 7:15 PM

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 Public Informational meeting.

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. The site plans have not changed from the last Planning Board meeting. Below are the comments from the July TRC report.

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.

**b. Meadow View Subdivision AP 29 Lot 3 Master Plan Discussion /
- Meridian Real Estate Services, Inc. Great
Road Approval**

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. At the July Planning Board meeting, the applicant consented to a two meeting extension of the Master Plan approval period.

On July 27, 2005, the applicant was in front of the Planning Board for

a public informational meeting. A number of abutters raised several concerns about the proposed project. In general, the concerns raised were traffic on Great Road, developing within the existing wetlands and existing site drainage problems.

Based on the concerns expressed at the public informational meeting and concerns expressed by the Planning Board and the Technical Review Committee, the applicant has reduced the development by one lot. This reduction has eliminated three waivers from the buildable lot standard. The reconfigured lots now allow for the proposed detention basin to be located at least 50 feet from any abutting properties. The applicant is now requesting only two waivers from the Land Development and Subdivision standards.

The Technical Review Committee and the Engineering Division reviewed the newly reconfigure 14 lot subdivision according to the Land Development and Subdivision Regulations master plan submission standards and requirements as well as standard engineering practices. The most recent submission includes a set of five 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 8/12/05. On August 15, 2005, the Engineering Division received an updated “Traffic Impact Assessment” revised August 11, 2005 prepared by RAB Professional Engineers, Inc. for Meridian Real Estate Services, Inc. for the above project. A document previously received, “Master Plan Narrative and Supporting Material”, was prepared by the same

engineers dated 2/14/05. The following was noted.

Site design - The Site Plan shows the calculation of the areas of 15% or greater slopes, wetlands, easements and/or other physical constraints that hinder building to determine the minimum buildable areas. All 14 lots proposed meet the Town's minimum buildable area requirements. The applicant is requesting a waiver to eliminate the construction of sidewalks within the development. The Planning Board should discuss this request.

Wetlands - The wetlands have been flagged by Natural Resources Services. 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. Several acceptable alternatives for looping the public water line have been proposed. Water service will require design approval from the Lincoln Water Commission.

Drainage - Proposed drainage is shown conceptually on the plans with a proposed location for a detention basin. The location of the basin is at least 50 feet from the abutting property and easily accessible to the road, which facilitates maintenance. The detention basin must be installed above the seasonal high groundwater elevation as a condition of the subdivision approval. A condition of the subdivision approval must be that any finished floor or basement

be constructed at least one foot above that seasonal high groundwater elevation. The elevation must be determined by a certified soil evaluator. The Town Engineer would like to witness the test pits performed for this evaluation. 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 drainage on Great Road. Design of the detention basin is critical.

Traffic - The Traffic Impact Assessment reviewed the traffic safety issues on Great Road and at the key intersections. According to the report, there is adequate sight distance at the proposed entrance to the project. The updated report assessed the conditions at the intersection with Route 116 as well as Great Road. The report made specific recommendations to improve existing traffic safety on Great Road. The Engineering Office recommends that these be a condition of this project's preliminary plan approval. These are:

- Centerline striping along Wilbur Road.
- Signage: "Curve Warning" and "Intersection Ahead".
- Removal of a cedar near pole #153 on Great Road.
- Selective clearing and grading within the roadway right of way along the frontage of three proposed lots within the proposed scenic road conservation easement.

The report also reviewed the traffic flow between Route 116 and Great Road. The report states that outside of Blackstone Center employees

who live locally, there is no benefit to others from “using the lower speed, rural residential streets to gain access” to the commercial center on the north side of Route 116.

Based on our review, the Technical Review Committee recommends Master Plan Approval with Conditions for the above noted project.

The conditions of approval are as follows:

1. A note should be added that the developer is proposing to develop a permanent landscaped buffer area and no access easement along the majority of the frontage along Great Road. The note should indicate that this buffer area along Great Road will be recorded as a permanent easement. A detailed landscape plan will be created and submitted at the preliminary plan stage for review and acceptance by the Planning Board.

2. The impact from the detention basin on the wetlands must be very carefully considered. Preliminary Plan design of the drainage and the proposed detention basin will be critical. The detention basin will be designed with gradual side slopes to blend into the surrounding area.

c. 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. Again, the TRC presented our concerns about the project to the applicant's engineer. The engineer has been diligently working on a new design that will address these concerns. Unfortunately, the plans were not ready for TRC review but were ready for the Planning Board meeting. In order to keep this project moving forward and within the Master Plan review time frame, the applicant will present the revised plans to the Planning Board for first review and

discussion. Any new concerns will be addressed in time for the next TRC review and Planning Board meeting.

Major Land Development Review

- a. Nafta Mills AP 34 Lot 34 Preliminary Plan Land Development
- A.F. Homes Old River Road Discussion / Approval**

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 sewer. The buildings will be serviced by a private driveway. No new roadway is proposed.

On August 12, 2005, the Preliminary 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 Preliminary Plan review must be made by December 10, 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 preliminary plan requirements and standard engineering practices. The plans reviewed were entitled "Preliminary Design Plan for Nafta Mills, 41 Condominium Development, AP 34 Lot 14", Lincoln Rhode Island, prepared for A.F. Homes by Cataldo Associates, Inc., dated June 10, 2005. A letter preliminarily confirming that public water supply is available has been received by the Engineering Division. Previously reviewed information includes 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.

Environmental - The property has a Settlement Agreement approved by RIDEM to remediate contamination left by the former mill. This Agreement allows reuse of the property as an industrial or commercial site. For residential use, the developers are required to obtain a new Settlement Agreement with RIDEM. The plans for this Agreement must be consistent with the proposed site development. This Agreement must be reviewed in order to grant preliminary approval. Preliminary approval requires a permit from RIDEM Wetlands. Location of any existing wells and/or septic systems within 200 feet of the property must be shown on the plan. Two abutting properties, AP 34 Lots 13 and 243 do not have sewer connection permits. The location of their septic systems and wells, if any, need to be shown on the plans.

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 for preliminary approval. The above noted traffic report was reviewed. The sight distance appears to be adequate.

Sanitary Sewers - As noted on the Site Utility Plan, the old flow metering station will be removed. The connection from proposed sewer manhole #10 to the existing line needs to be revised for better flow. The Town standard for manhole covers must be used. A copy of this standard was given to the engineer. It should also be noted that the sewer easement must be kept clear of trees, shrubs, fences and/or other structures in order to provide clear access to the sewer for maintenance and repair. In addition, 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 (LWC) has been contacted. A letter from the superintendent states that public water is available, subject to final project approval.

Drainage - The site drains to Mussey Brook, which has experienced localized flooding problems. The preliminary plan shows surface runoff from the development directed to two “underground retention storage (URS)” areas for storm water detention. The two URSS discharge to Mussey Brook via a level spreader. The drainage facilities include mitigation of water quality and peak rate of flow. The soil log information included with the drainage report was obtained for the environmental remediation work. It is not appropriate for determining the seasonal high groundwater elevation. This must be

investigated by a certificated soil evaluator. The Engineering Office staff must witness the test pits and soil evaluation. The finished floors and basements of the condominiums units must be constructed above the elevation of the seasonal high ground water.

The proposal for storm water runoff mitigation is a unique, nonstandard solution. The URS systems incorporate impervious geotech fabric enclosing stone beds with perforated pipes. The pipes outlet to a level spreader. The following concerns must be addressed.

1. The engineer must determine whether the seasonal high groundwater elevation dictates a design to counter buoyancy effects.
2. One of the URS has a water quality unit, the other does not. It is likely that an additional unit will be required for URS-2.
3. The exact type of geotech fabric must be reviewed and approved by the engineer before installation. The installation of this material must be specified and constantly supervised during construction.
4. A means of allowing the stone bedding below the perforated pipes to drain completely must be designed into the system.
5. The stated void ratio in the stone must be documented. Also, the stone size stated in the URS construction notes conflicts with the size stated on the detail on the same sheet. One calls it “washed stone” the other “crushed stone”. The correct type and size stone must be clarified.
6. A construction detail for the level spreader must be shown on the plans.
7. According the notes on the URS, no trees or shrubs may be

planted over it. The landscape plans show planting over URS-2. This must be corrected. There are also trees proposed over the drainage line from CB21 and over line from MH3 to the outlet.

Since this is an unusual design, for preliminary plan approval the plans need to include more detailed drawings and specifications for construction. For construction of the URS, constant supervision will be required during installation. It is recommended that the developer be required to provide this construction oversight by an engineering consultant independent from the construction contractor.

Based on the concerns presented above, the Technical Review Committee recommends that no action be taken by the Planning Board at this time.

September Zoning Applications

Daniel Zilka, 89 Industrial Circle, Lincoln, RI/3J Corporation, 90 Industrial Circle, Lincoln, RI – Dimensional Variance for front yard setback for the operation of a prefabricated historic diner/small restaurant on property located at 82 Industrial Circle, Lincoln, RI.

AP 2, Lot 82

Zoned: MG 05

The Zoning Official notified the applicant in writing of deficiencies in the abutter's notice. The applicant was given until August 15, 2005 to resolve the deficiencies and submit an updated abutter's list. The

applicant did not comply, nor did the applicant submit more detailed site plans. Therefore, based on the original submission, the Technical Review Committee recommends Denial of this dimensional variance. The TRC feels that the proposed site plan and application does not meet any of the standards for relief as presented in the Zoning Ordinance, does not represent the least relief necessary and is not due to the unique characteristics of the subject land. The Technical Review Committee also feels that this application will result in greater financial gain for the applicant and the property owner by providing an additional rental income to the property owner. The TRC feels that the proposed building and associated parking will alter the general character of the surrounding area and impair the intent and purpose of the Zoning Ordinance and the Comprehensive Plan by substantially increasing the risk of traffic accidents in the area.

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 safely access it. Next, does the existing parking meet the parking requirements that will be needed for the new addition? If the applicant can successfully address these issues, the TRC recommends Approval of the dimensional application.

Paul & Margaret Quinn, 2 Fairlawn Way, Lincoln, RI/Town of Lincoln, 100 Old River Road, Lincoln, RI – Dimensional Variance for front yard width/merger of property located at 2 Fairlawn Way, Lincoln, RI.

AP 28, Lot 67

Zoned: RL 9

John Picozzi, 1571 Lonsdale Avenue, Lincoln, RI – Special Use Permit for the operation of an office within the home.

AP 4, Lot 64

Zoned: RG 7

Alan Costantino, 10 Dennell Drive, Lincoln, RI – Dimensional Variance for side yard setback for the construction of a 2-car garage.

AP 42, Lot 77

Zoned: RS 20

Frank & Rita St. Pierre, 49 Williams Street, Lincoln, RI – Dimensional Variance for rear, side and front yard setback for the construction of a sun room to existing house.

AP 16, Lot 198

Zoned: RL 9

Robert G. Jaworski, 12 Boulevard Avenue, Lincoln, RI - Dimensional Variance for lot width for the construction of a single family residence at 46 Boulevard Avenue, Lincoln, RI.

AP 10, Lot 88

Zoned: RL 9

Ray & Christine Poulin, 418 New River Road, Manville, RI – Dimensional Variance for front, rear and side yard setback for the construction of a single family residence.

AP 34, Lot 391

Zoned: RS 20

RJB Properties, LLC, 640 George Washington Highway, Lincoln, RI – Dimensional Variance for relief from width requirement for lot frontage for property located on Breakneck Hill Road.

AP 25, Lot 168

Zoned: BL 05

Respectfully Submitted,

Albert V. Ranaldi, Jr. AICP

Administrative Officer to the Planning Board