

**April 10, 2006**

**Town of Lincoln – Planning Board**

**100 Old River Road**

**Lincoln, RI 02865**

**Dear Honorable Members,**

**On April 10, 2006 at 2:00 pm, the Technical Review Committee met to review the agenda items for the Special Planning Board meeting on April 12, 2006. In attendance were Al Ranaldi, Russell Hervieux, Kim Wiegand, John Faile, and Diane Hopkins. Below are the Committee's recommendations:**

**Major Subdivision Review**

**Major Land Development Review**

**a. Lincoln Ridge Business Park AP 41 Lot 58 Master Plan Discussion /**

**- Polseno Properties Management George Washington Hwy Approval**

**This application is under the 2005 Subdivision Regulations and represents the commercial development of a single lot containing**

approximately 15 acres. This project is in front of the Planning Board for a Master Plan Land Development Review. On January 17, 2006, 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 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 May 17, 2006 or within such further time as may be consented to by the applicant. This project is in front of the Planning Board for a Master Plan Review.

The Technical Review Committee and the Engineering Division has reviewed the above proposed subdivision according to the 2005 Land Development and Subdivision Regulations master plan requirements and standard engineering practices. The plans reviewed were entitled "Preliminary Design Plans- Phase I Lincoln Ridge Business Park, AP 41 Lot 58", Lincoln, Rhode Island, sheets 1-8, prepared for Polseno Properties Management, LLC by Thalmann Engineering Co., Inc., dated November 2005. Additional information received includes:

1. "Traffic Impact Study, Route 116 Commercial Development, prepared for Thalmann Engineering Co., Inc., prepared by RAB Professional Engineers, Inc. November 2005,
2. Drainage Report & Calculations, Lincoln Ridge Business Park, George Washington Highway, AP 41 Lot 58, Lincoln prepared for Polseno Properties Management, LLC by Thalmann Engineering Co.,

**Inc., dated December 8, 2005,**

**3. Lincoln Ridge Business Park- Phase I, Major Land Development, George Washington Highway AP 41 Lot 58, Master Plan-Development Impact Narrative, dated December 8, 2005**

**The application was reviewed by the Technical Review Committee and the Planning Board during their January 25, 2006 meeting. Based on that meeting, there was only one significant concern. The concern was the availability of public water to the site. The applicant has successfully addressed this concern and has established that public water is available from the Town of Smithfield. Therefore, the Technical Review Committee recommends approval with conditions of the submitted Master Plan Land Development. The condition is that the development successfully addresses the conditions set out in the letter of approval for the Town of Smithfield for public water. The conditions are that the applicant perform a hydraulic modeling by the Town's consultant and that pending the results of the modeling, any required systemic improvements shall be made part of the final approval at the applicant's expense.**

**b. Lincoln Point AP 31 Lots 38 and 40 Master Plan Discussion /  
- Lincoln Point LLC George Washington Hwy Approval**

**On February 14, 2006, the Master Land Development 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 master land development 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 Land Development Plan review must be made by June 14, 2006 or within such further time as may be consented to by the applicant.**

**The Technical Review Committee and the Engineering Division reviewed the above proposed land development project according to the 2005 Land Development and Subdivision Regulations master land development plan submission standards and requirements and standard engineering practices. The submission includes a plan set entitled “Lincoln Point Senior Residential Community” Master Plan Submission, AP 31 Lots 38 & 40, George Washington Highway, Lincoln, Rhode Island, prepared for Lincoln Point, LLC by Fuss & O’Neill Inc., dated January 2006. Also submitted was a document entitled “Master Plan Submission” dated January 2006 for the above project. The Technical Review Committee noted the following concerns.**

#### **Drainage/ environmental**

**The development has identified wetlands on and adjacent to the property. The delineation shown was approved by RIDEM under a separate approval several years ago. The project will require approval from the RIDEM Wetlands program for preliminary land**

development plan approval. Any change to the drainage discharging to George Washington Highway must be approved by RIDOT. The drainage is proposed to be mitigated using existing detention basins. It is recommended that the grades and configuration of the basins be checked for conformance with the original plans approved by RIDEM. The drainage is the headwaters of the Mosshasuck River and contributes to the Manton Pond, a Town owned resource. Water quality mitigation must be carefully designed as a part of this project.

### **Traffic**

The project proposes to use an existing access from George Washington Highway as well as a new access onto Old Louisquisset Pike. According to the Zoning Board approval, the access from George Washington Highway must be an entrance only, except for emergency vehicles. All other vehicles will have to exit via Old Louisquisset Pike. There is a proposed, potential future access into the Lincoln Mall. The applicant is encouraged to pursue this access, rather than depend only on using Old Louisquisset Pike and Albion Road which are old, narrow and winding. Approval of the Preliminary Land Development Plan will be contingent on receiving a physical alteration permit from the RIDOT for the access to Old Louisquisset Pike and the George Washington Highway.

### **Utilities**

The project must obtain approval from the Narragansett Bay Commission for sanitary sewer discharge. The developer is

responsible for any modifications to the private pump station. Under General Notes, note 5A on sheet C4.01 needs to be corrected: all coordination with the sewers should be with the Narragansett Bay Commission and the owner of the private pump station, not the Town of Lincoln. Note 5C regarding the gas line should reference New England Gas, not Narragansett Bay Commission. The Lincoln Water Commission (LWC) must approve the water service. Preliminary Plan approval is contingent on receipt of a letter from the LWC stating that there is sufficient public water for the project and that the plans are acceptable. The Albion Fire Department must approve the development's water supply service for fire suppression.

## **Easements**

This land development requires a number of easements. The following easements will be needed from and across Lots 207 and/ or 208:

- **Drainage**
- **Sewer**
- **Vehicular access**
- **Temporary easement for construction**

Based on the nature of the above noted concerns, the TRC feels that the application successfully addresses the requirements of Master Plan and that the above noted concerns will be addressed during the preliminary plan review stage. Therefore, the TRC recommends Master Plan approval for this application.

**c. Lincoln Park AP42 Lot 24 Public Hearing – 7:15 PM  
- UTGR Louisquisset Pike Preliminary Plan Discussion /  
Approval**

**On February 14, 2006, the Master Land Development 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 master land development 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 Land Development Plan review must be made by June 14, 2006 or within such further time as may be consented to by the applicant.**

**The Technical Review Committee and the Engineering Division reviewed the above proposed land development project according to the 2005 Land Development and Subdivision Regulations master land development plan submission standards and requirements and standard engineering practices. The submission includes a plan set entitled “Lincoln Park, Racetrack Renovations, Site Construction Plans”, 1600 Louisquisset Pike, Lincoln, Rhode Island, prepared for**

**Jeter, Cook & Jepson Architects, Inc. by Fuss & O'Neill Inc., dated January 4, 2006. Also submitted was a document entitled "Drainage Analysis, Lincoln Park Racetrack Renovations" revision date January 12, 2006. An additional document, "Supplemental Information for Flood Plain Analysis" Lincoln Park Racetrack Renovations dated February 22, 2006 prepared by Fuss & O'Neill Inc. was also received. Also submitted was a plan set entitled, "Lincoln Park Expansion Off Site Improvements" – 90% submission plan set. The Technical Review Committee noted the following concerns.**

### **Environmental/ Drainage**

**The proposed expansion has received a permit from the RIDEM Wetlands Program. The reconstruction will include water quality mitigation which the site currently lacks. According to the above Drainage Analysis, the expansion of the Lincoln Park includes proposed storm water management, both water quality impact mitigation and control of the rate of flow to zero or less net increase from pre-development to post-development. Additional analysis by the engineer determined that the 100-year frequency flood elevation associated with the unnamed stream will not increase the impact at the Paul Street bridge.**

### **Sanitary sewers**

**The facility is currently serviced by the Narragansett Bay Commission (NBC) sewers. Any expansion or change to the wastewater flow is required to be permitted and approved by NBC. During the last week**

of March, the application informed the Town that they have received a Narragansett Bay Commission permit for their proposed redevelopment.

### **Water service**

The expansion of the facility is proposed to be serviced by public water. The proposed expansion of this property involves the relocation of several domestic and fire services, relocation of hydrants, and installation of several new water services and mains. Any expansion or change to the wastewater flow is required to be certified by the Lincoln Water Commission (LWC) that a) the proposed water system is acceptable and b) water can be provided to the proposed project as approved. Approval of the preliminary plans is contingent on this certification. According to John Faile, LWC superintendent, water can be provided to the project, and the proposed water system is acceptable, with the condition that the master meter and backflow assembly be installed as shown on drawing C12.09, within six (6) months of the date of Preliminary Plan approval.

### **Traffic**

There will continue to be existing means of egress to Old Louisquisset Pike. The Twin River Road entrance will be relocated and reconstructed as a roundabout. The reconstruction and relocation, as well as the impact from the expansion, must be approved by RIDOT. The applicant has been working diligently with

**RIDOT and has recently submitted 90% design submission plan set. Approval of the preliminary plans is contingent on this permit.**

### **Consistency with the Comprehensive Plan**

**The Technical Review Committee reviewed all of the submitted documents and plans and concluded that the applicant has designed and developed a land development project that is consistent with the overall goals and objectives of the Town's recently updated Comprehensive Plan and the Subdivision and Land Development Regulations. The TRC feels that the applicant has recognized anticipated conflicts between the elements of the Comprehensive Plan and has successfully addressed these concerns. The TRC feels that the applicant has proposed a redeveloped project that reflects the current use and intensity of the immediate area and successfully developed an off-site mitigation plan for the surrounding areas. The TRC also feels that the proposed redevelopment successfully incorporates the standards and provisions of the Subdivision and Land Development Regulations with a well engineered and designed site plan. The applicant has successfully addressed all of the concerns that the TRC had regarding the redevelopment of the Lincoln Park. The applicant has been working diligently with all local and State agencies to successfully address any and all concerns regarding this project. The applicant has attended numerous public meetings to describe and explain this project. All public input have been successfully addressed.**

**Therefore, the Technical Review Committee supports combining the**

**Master Plan review stage and the Preliminary Plan review stage. If the Planning Board agrees and the public hearing goes well, the TRC recommends that the project receives Approval with Conditions of the Preliminary Plan Land Development project. The following items are the recommended conditions;**

**1. Lincoln Water Commission - the master meter and backflow assembly be installed as shown on drawing C12.09, within six (6) months of the date of Preliminary Plan approval.**

**2. Rhode Island Department of Transportation – Physical Alteration Permit (PAP)**

**Respectfully submitted,**

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

**Administrative Officer to the Planning Board**