

**January 19, 2007**

**Town of Lincoln – Planning Board**

**100 Old River Road**

**Lincoln, RI 02865**

**Dear Honorable Members,**

**On January 16, 2007 at 2:30 pm, the Technical Review Committee met to review the agenda items for the January 24, 2007 meeting of the Planning Board. In attendance were Al Ranaldi, Kim Wiegand, Michael Reilly, Russ Hervieux, and Peggy Weigner. Below are the Committee's recommendations:**

**Major Land Development Review**

**a. Drive-Thru Establishment AP 41 Lot 69 Preliminary Plan Land Development**

**- Jason M. Ruotolo George Washington Hwy Discussion / Approval**

**This application is under the 2005 Subdivision Regulations and represents the commercial development of a single lot containing approximately 1.242 acres. The review stages were combined during the October Planning Board meeting. Therefore, this project is in front of the Planning Board for a Preliminary Plan Land Development**

**Review. On October 16, 2006, the project 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 Preliminary Plan review must be made by February 13, 2007 or within such further time as may be consented to by the applicant. On Thursday, January 18, the engineer for the applicant indicated that they will be asking for a continuance of the review process in order to receive comments and final approval from RIDEM. They would like to present to the Planning Board site design plans that reflect the RIDEM comments.**

**b. 90 Industrial Circle AP 2 Lot 82 Master Plan Land Development  
- A. F. Homes Walker Street & Industrial Circle Discussion /  
Approval**

**This application is under the 2005 Subdivision Regulations and represents the residential development of a single lot containing approximately 1.9045 acres. The property is located in a MG-0.5 (Manufacturing General) zoning district and received a use variance for 48 residential condominium units with 5% designated as affordable. This project is in front of the Planning Board for a Master**

**Plan Land Development Review. On January 16, 2007, the 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 15, 2007 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 development according to the Land Development and Subdivision Regulations standards and requirements and standard engineering. The submission includes two sheets labeled "Existing Conditions Plan" and "Concept Layout & Utility Plan", AP 2 Lot 82, Walker Street and Industrial Circle, Lincoln, Rhode Island, prepared for the applicant A.F. Homes by Cataldo Associates Inc., dated November 22, 2006. Included in the submission is a Traffic Impact Study for the Proposed Condominium Development prepared by the above consultants for applicant, dated June 16, 2006. The following are concerns were noted by the Technical Review Committee for the proposed development.**

### **Site Plan**

**The site plan shows onsite parking and access to the site from Industrial Circle. In order to provide egress, the developer proposes to eliminate a narrow traffic island opposite the access way. The**

**developer also proposes to stripe and mark the stop bar on Industrial Circle. It is recommended that the other narrow traffic island be removed as well and the area repaved before re-striping. The site plan shows a number of outbuildings, such as loading docks and covered passage ways, attached to the existing structure. No indication of any proposed use or redevelopment of these buildings is noted on the plans. The TRC recommends that these areas be explored and the future use or redevelopment of these areas be discussed. The submitted application does not address fire access around the building. A letter from the Saylesville Fire District must be submitted.**

### **Utilities**

**The applicant has contacted the Lincoln Water Commission (LWC) regarding public water for the development. The Lincoln Water Commission (LWC) must approve the water service. Preliminary Plan approval will be 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 Saylesville Fire District must approve the development's water supply service for fire suppression and the location of any fire hydrants.**

**The existing location and discharge points for the building's sanitary sewerage may not be properly connected to the sewers, according to current standards and regulations. However, the development proposes to connect with a new lateral to the existing sewer in Industrial Circle, ensuring that new flows will be properly treated.**

**The project will also be required to obtain approval from the Narragansett Bay Commission for the sanitary sewer discharge.**

**The property has several utilities on and across it, including but not limited to water, sewers and drains. These utilities are subject to easements in the Land Evidence Records. The TRC recommends that the developer work with the Town and the LWC (and others, as necessary) to clarify the location, current use, ownership and responsibility for the utilities in the easements. The developer has also been advised that there are old, (greater 100 years) vitrified clay sewers in and cross the area that are to be avoided, as they are fragile and likely to break/fracture easily.**

### **Drainage**

**The site drains generally east towards Industrial Circle. It is proposed to direct runoff from the parking area into an onsite infiltration system with overflow to the existing storm drainage system which discharges dually to Bleachery Pond and the Moshassuck River. The developer will be responsible for the operation and maintenance of the storm drainage system which includes the onsite catch basins and the infiltration system. The development will require an Underground Injection Control permit from RIDEM. The UIC system and catch basins will improve the water quality of the storm water runoff.**

**While the development will not contribute additional impervious area generating runoff from the site, the direct connection of storm water via new catch basins to existing infrastructure is problematic. The**

**drainage must be designed so as not to cause or exacerbate flooding on the roads or to down gradient storm drains for at least a 10-year frequency storm event. It is recommended that the curb inlet and manhole on the eastern side of Industrial Circle which appears to drain into the pond, be rehabilitated with a grated inlet and deep sump catch basin.**

## **Environmental**

**The site was a former industrial building. The site must be in conformance with the RIDEM's Direct Exposure Criteria for residential use. According to the developer, there is an area for an Environmental Land Use Restriction (ELUR) on the property. The developer indicated that this area is to be kept capped and contained.**

**The ELUR must be shown on the plans. At the present time, no restriction has been recorded on the lot. The Engineering Office recommends that the developer review with the Planning Board any environmental site assessment studies in order to safeguard the future residents and the neighborhood during construction.**

## **Traffic**

**The Traffic Impact Study findings indicated that the project will not significantly impact the safety or levels of service on the surrounding roadways. The study analyzed the existing and future development conditions at several intersections. An important element of this analysis is the RIDOT's proposed Smithfield Avenue improvements which are scheduled to begin construction in March 2007. The**

improvements include a traffic signal at the intersection of Walker Street, Woodland Avenue and Smithfield Avenue. The analysis states that there is adequate sight distance at the location of the proposed entrance to the site, as well as at the intersection of Industrial Circle and Walker Street. The TRC recommends that granite curbing be installed along Industrial Circle to define the location and width of the existing street.

Based on the above noted concerns, the TRC recommends that the applicant address the above noted concerns and return to the Planning Board for further review in February.

### **Major Subdivision Review**

#### **a. Lincoln Meadows II AP 45 Lots 2, 181, & 353 Preliminary Plan Extension**

**- Angellin, LLC Angell Road**

This project represents the subdivision of three lots into twenty-one conventional single-family lots. The project received Preliminary Plan approval on February 22, 2006. Therefore, the applicant has until February 22, 2007 to complete the project and obtain final plan approval. The applicant has been working on Lincoln Meadows I, which is related to this project. Due to weather conditions, the applicant was unable to begin the public improvements for Lincoln Meadows II. The applicant is requesting a one year extension to

**complete the project. The TRC has reviewed the application and recommends approval of this request.**

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

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

**This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into five single-family residential lots. The project is proposed to be reviewed in one phase. On December 11, 2006, 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 must be made by April 10, 2007 or within such further time as may be consented to by the applicant. Below are the TRC recommendations for this project.**

**The Technical Review Committee and the Engineering Division has reviewed the above proposed development according to the Land Development and Subdivision Regulations standards and requirements and standard engineering. The plans reviewed were entitled "Preliminary 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 Balsofiore, Executor by Thalmann Engineering Co., Inc. revision dated 12/11/06. An additional detail of the swale proposed for lot 4 was received 1/12/07. The following were previously received and reviewed:

1. A report entitled "Master Plan – Development Impact Narrative" dated March 2005 prepared by the above for the above applicant.
2. A report entitled "Sight Distance Analysis" was prepared for the proposed subdivision by RAB Professional Engineers, Inc. dated May 25, 2005.
3. A report entitled "Drainage Report & Calculations" dated 7/3/06 for the above applicant by the above engineers.

### **Site Plan**

Test pits to evaluate the soil conditions were performed onsite and witnessed by the Town Engineer. Three of the houses are shown as slab on grade due to the depth to seasonal high groundwater and/or ledge. Since the area is subject to seasonal high groundwater the following should be a condition for subdivision approval: "No finished floors or basements shall be constructed at or below the seasonal high groundwater, as located by a certified soil evaluator". This certification must be included for review at the time that the building permit application is filed. The site has a significant amount of ledge visible. Any blasting or drilling could have an adverse impact on existing structures. It is recommended that the developer perform pre-blast surveys prior to any blasting, if it is needed.

## **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. In a letter dated June 30, 2005, the LWC has stated that water service was available to the development. The LWC water superintendent, John Faile stated in a telephone conversation on November 20, 2006, that the conditions in that letter have been satisfactorily met. Final approval from LWC must be a condition of 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 (NBC) for indirect discharge permits. The NBC's approval must be a condition of approval for subdivision.**

## **Traffic**

**The developer has obtained a Physical Alteration Permit from RI Department of Transportation for the proposed project which includes the driveways and replacement of the existing sidewalk. According to the Sight Distance Analysis report, driveways can be located so as to have adequate stopping sight distances in accordance with the appropriate criteria. The area required to be cleared along the frontage of Old River Road has been shown on the preliminary plans.**

## **Drainage**

**The site drains generally from Old River Road south and easterly**

towards Lower River Road. There is no drainage system, open or closed, to collect runoff along this section of Lower River Road. Several properties on 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. The engineer has designed all of the lots with associated grading and proposed house location so as to mitigate any impact from the development by incorporating infiltration systems and drainage swales. The plans include additional details for construction of the swales. The drainage swale parallel to Lower River Road has been moved to be more on the property. Details for the proposed retaining wall have been shown on the plans. These layouts are integral to the drainage success of the project. The specific lot layouts will have to be noted as a condition of approval. Individual home owners will be required to build the house in the layout as shown. As a condition of approval, a note must be placed on the plans stating that future home owners must locate the future house in the spot indicated and install the associated grading and infiltration system as presented on the approved plans.

### **Wetlands**

The subdivision has received approval from RIDEM Wetlands (#06-0329).

The TRC recommends that the applicant address the above noted concerns and proceed to the public hearing stage of the process in

**February. An updated abutters list will be needed by the Planning Department for notification purposes.**

**c. Hien Subdivision AP 8 Lot 23 Master Plan Discussion**

**- Patti Hien Grandview Avenue Approval**

**This application is under the 2005 Subdivision Regulations and represents the subdivision of one residential lot into two single-family residential lots. All lots are accessed from existing roadways. The subject lot is located in zoning district RS-12 (12,000 square feet – Residential Single Family). This application is classified as a Major Subdivision due to its need for a dimensional variance for lot width of the proposed lot. On January 16, 2007, the 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 15, 2007 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 development according to the Land**

**Development and Subdivision Regulations standards and requirements and standard engineering. The plan reviewed was entitled “Major Subdivision” 65 Grandview Ave. Major Subdivision, Lincoln, RI, AP 8 Lot 23, Lakeview and Grandview Avenues, prepared for Patti A. Hien by Paul S. Rampone, P.E. dated December 20, 2006. Other documents submitted as listed in a letter dated December 20, 2006 from Mr. Rampone to the Town Planner. Due to the fact that the applicant has met the submission requirements for Preliminary Plan review, the TRC recommends that this application be elevated to the Preliminary Plan review stage. Below are the TRC recommendations for this project.**

### **Site Plan**

**The site plan shows two frontage lots from one. The information presented on the site plan indicates that there is adequate buildable area for each lot. A final plan must be prepared by a registered land surveyor. The current plan is based on an existing survey plan stamped by a registered engineer and therefore the dimensions appear to be accurately depicted. The plan notes that there does not appear to be any wetlands on or adjacent to the site. The developer must submit a sedimentation and erosion control plan to Engineering for approval at the time a building permit is requested for the new lot if the zoning relief is granted.**

### **Utilities**

**A plan shows that the applicant proposes public water and sewers**

connections via existing lines in Lakeview Avenue. The Lincoln Water Commission (LWC) has stated in writing that water service is available. The LWC's approval must be a condition of any approval for subdivision. The sewer supervisor has given notice that public sanitary sewers are available to the project. There is an existing sewer service stub to the property where it fronts on Lakeview Avenue. The developer must obtain approval for the Narragansett Bay Commission for the additional indirect discharge.

### **Drainage**

The proposed lots drain to the road. The drainage system on Lakeview Avenue is minimal. In order to prevent any adverse impact, a condition of approval should also include the specification that no finished floors or basements shall be constructed at or below the seasonal high groundwater elevation. This condition must be met at the time that the building permit is to be obtained.

Pending a successful outcome of the February 6, 2007 Zoning Board meeting, the TRC recommends that the applicant address the above noted concerns and proceed to the public hearing stage of the process in February. An updated abutters list will be needed by the Planning Department for notification purposes.

### **Minor Subdivision Review**

a. Roberts Minor Subdivision AP 23 Lot 68 Preliminary Plan Review

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## **- Robert Family Trust Great Road & Sherman Ave Approval**

**This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into three residential lots. All lots are accessed from an existing road. The proposed project is classified as a Minor Subdivision. On January 16, 2007, the Preliminary Plan submittal for the above noted project received a Certificate of Completeness. According to our Subdivision Regulations – Section 14(G), “if no street creation or extension is required, the Planning Board shall approve, deny, or approve with conditions, the preliminary plan within sixty five (65) days of certification of completeness, or within such further time as is agreed to by the applicant and the Board, according to the requirements of Section 8 herein. Therefore, a decision on the Preliminary Plan review must be made by March 21, 2007 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 submission standards and requirements and standard engineering practices. The set reviewed (sheets 1-3) was entitled “Roberts Minor Subdivision”, Lincoln, RI, AP 23 Lot 68, Sherman Avenue & Great Road, prepared for Roberts Family Trust by Thalmann Engineering Co., Inc. revision date December 2006. The submission included site evaluation forms describing the soils found in test pits relative to proposed dry wells. A letter from Lincoln Water Commission (LWC)**

was received as well as a letter from Natural Resources Services regarding the wetlands on site. The development has received a physical alteration permit from RIDOT. A prior application (04-0068) reviewed by RIDEM Wetlands determined that no alteration to the wetlands was proposed. Below are the TRC recommendations for this project.

### **Site Plan**

The site plan shows three frontage lots from one. The information presented on the site plan indicates that there is adequate buildable area for each lot. The lot #1 has a considerable amount of ledge. Blasting or drilling is a concern as there could be an impact on adjacent structures and the existing hydrology. It is recommended that a condition of subdivision approval that for any blasting for construction on this site, the blaster must conduct a pre-blast survey of adjacent properties.

### **Utilities**

A plan shows that the applicant proposes public water and sewers connections via existing lines in Sherman Avenue and Great Road. The LWC has stated in a letter dated May 30, 2006 that public water service is available to the development. The LWC's final approval must be a condition of for subdivision approval. The applicant must apply to the sewer supervisor for availability of public sanitary sewers to the project. There is one existing connection to the lot, now labeled lot #2. The existing house is proposed to reconnect to

**public sewers on Great Road. Due to the large outcropping of ledge between the house and the road, the proposed location may not be ideal. The developer must apply to Narragansett Bay Commission for indirect discharge permits.**

### **Traffic**

**The applicant has obtained a Physical Alteration Permit (#060605) from RI Department of Transportation for re-grading within the ROW and one proposed driveway onto Great Road.**

### **Drainage**

**The proposed lots drain to the road. There is no drainage infrastructure in the roads. Drainage currently flows to a low point on the corner within the right of way where it collects. In order to prevent any adverse impact, the lots with proposed new houses have proposed onsite dry wells to capture the roof runoff. 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. A note referring to this condition has been included on the plans.**

### **Wetlands**

**The subdivision received a letter of Non-Jurisdiction from RIDEM Wetlands dated May 10, 2004. The plan as proposed does not appear to have an impact on the wetlands.**

**The TRC has determined that the concerns noted above can easily be resolved by the applicant. Therefore, the TRC recommends that this minor subdivision be Approved with Conditions. The conditions are as follows:**

**1. A sedimentation and erosion control plan must be submitted for review and approval at the time a building permit for each additional house.**

**2. If any blasting for construction on this site is required, the blaster must conduct a pre-blast survey of adjacent properties.**

**3. The developer must obtain approval for the Narragansett Bay Commission for the additional indirect discharge.**

**4. Final Water Plan approval must be granted from the Lincoln Water Commission.**

**5. A note must be added to the final recorded plans stating that no finished floors or basements shall be constructed at or below the seasonal high groundwater elevation.**

**6. A note must be added to the final recorded plans stating that the zoning setbacks shown on the recorded plans are for reference only. Actual setbacks to be determined at the time of construction/development of the land.**

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

**8. A note must be added to the final recorded plans stating that the proposed new houses must have dry wells installed to capture the roof runoff.**

**9. Granite bounds must be installed and shown on the final recorded plans marking the location of all property corners.**

### **Zoning Applications (\*) – February Zoning Applications**

**JMC, LLC, 3437 Mendon Road, Cumberland, RI – Application for appeal of Planning Board denial of the Master Plan for JCM Estates located on Jenckes Hill Road, Lincoln, RI**

**AP 26, Lot 2 Zoned: RA 40**

**This is an appeal of the Planning Board’s September 28, 2006 decision denying the Master Plan for JCM Estates located on Jenckes Hill Road. A complete record of this application has been forwarded to the Planning Board of Appeals for their review and consideration.**

**Anthony Marchetti, 10 Morning Star Court, Lincoln, RI – Dimensional Relief seeking rear yard relief for the construction of an addition.**

**AP 26, Lot 238 Zoned: RA 40**

**This application was continued by the Zoning Board in order for the applicant to supply the Board with additional information. According to the Zoning Official, no new information or plans were submitted.**

**Therefore, the TRC could not render a new recommendation. The existing recommendation is as follows: Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends Denial of the application for a dimensional variance. The Committee feels that the application does not meet any of the standards for relief of a dimensional variance as presented in the Zoning Ordinance. More specifically, the TRC feels that the site plan and application does not represent the least relief necessary and is not due to the unique characteristics of the subject land. The TRC feels that the applicant has sufficient room to the side of the property to locate an addition without having to request a variance. The Technical Review Committee feels that the dimensional variance will alter the general character of the surrounding area and will impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.**

**Town of Lincoln, 100 Old River Road, Lincoln, RI – Dimensional Variance seeking light pole height relief for school and athletic fields located at 152 Jenckes Hill Road, Lincoln, RI.**

**AP 26, Lots 38/39/41/43 Zoned: RA 40**

**This application was continued by the Zoning Board in order for the applicant to consult with the neighbors. New information or plans were not submitted to the Technical Review Committee. Therefore, the TRC could not render a recommendation.**

**Wojciech Marczak, 43 Mark Drive, Lincoln, RI – Dimensional Variance for rear yard setback for the construction of an addition.**

**AP 19, Lot 87 Zoned: RS 20**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends Denial of the application for a dimensional variance. The Committee feels that the application does not meet any of the standards for relief of a dimensional variance as presented in the Zoning Ordinance. More specifically, the TRC feels that the site plan and application does not represent the least relief necessary and is not due to the unique characteristics of the subject land. The TRC feels that the applicant has sufficient room to the side of the property to locate an addition without having to request a variance. The Technical Review Committee feels that the dimensional variance will alter the general character of the surrounding area and will impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.**

**Rita M. Caraccia, 393 Great Road, Lincoln, RI – Use Variance for two additional apartments for a total of six units on property located at 1431 Smithfield Avenue, Lincoln, RI.**

**AP 9, Lot 130 Zoned: RL 9**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends Denial of this use variance. The TRC feels**

**that the use variance for two additional apartments for a total of six units on property located at 1431 Smithfield Avenue is inconsistent with the surrounding area and inconsistent with the Comprehensive Plan. The Committee feels that the application does not meet any of the standards for relief of a use variance as presented in the Zoning Ordinance. More specifically, the TRC feels that the site plan and application does not represent the least relief necessary and is not due to the unique characteristics of the subject land. The Technical Review Committee feels that the use variance will alter the general character of the surrounding area and will impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.**

**Superb Builders, Inc., 6 Red Brook Crossing, Lincoln, RI – Dimensional Variance for rear yard setback for the construction of a cabana on property located at 6 Pine Tree Lane, Lincoln, RI.**

**AP 26, Lot 275 Zoned: RA 40**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. During the site visit, the TRC discovered that the cabana was already built. The Zoning Official noted that the building was built without a building permit and zoning relief and therefore was built illegally. The TRC recommends Denial of the application for a dimensional variance. The Committee feels that the application does not meet any of the standards for relief of a dimensional variance as presented in the Zoning Ordinance. More specifically, the TRC feels that the site plan and application**

**does not represent the least relief necessary and is not due to the unique characteristics of the subject land. The development of the existing residential house and cabana began on a vacant lot. Before building began, the applicant had opportunities to design and locate their proposed structures within the set zoning setbacks. The TRC feels that the applicant has sufficient room on the property to locate a cabana without having to request a variance. The Technical Review Committee feels that the dimensional variance will alter the general character of the surrounding area and will impair the intent and purpose of the zoning ordinance and the Comprehensive Plan.**

**Patti Hien, 65 Grandview Avenue, Lincoln, RI – Dimensional Variance for lot width relief, front and side yard setback relief for the subdivision of property located at 65 Grandview Avenue, Lincoln, RI. AP 8, Lot 23 Zoned: RS 12**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The proposed dimensional variances are to clear up the pre-existing nonconformance of this parcel of land. This lot and existing buildings were platted and developed before present day zoning regulations. Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends Approval of this application. The TRC finds that the relief requested will not alter the general character of the surrounding area or impair the intent or purpose of the Lincoln**

## **Zoning Ordinance or the Lincoln Comprehensive Plan.**

### **Correspondence/Miscellaneous (\*)**

**1. Letter from Alexander Punchak of 19 Twin River Road to Greg Sculos, General Manager of Lincoln Park, and copied to the Planning Board dated January 7, 2007**

**2. Industrial Park / Quality Drive AP28 Lots 22 and 23 Administrative Subdivision Approved**

**This represents an administrative subdivision of property lines. This subdivision was recorded on December 19, 2006.**

**3. Ledge Road AP25 Lot 33 Final Plan Approval**

**This represented the subdivision of two lots into three residential lots. On December 20, 2006, the applicant successfully addressed all of the preliminary plan approval conditions. Therefore, final plan was issued and the final plan was recorded.**

**4. Letter for the Planning Board to the Town Council regarding the proposed Zoning Amendments. This letter was discussed by the Planning Board during their November 15, 2006 meeting.**

**5. Land Use 2025 Executive Summary of the Rhode Island State Land Use Policies and Plan.**

**Respectfully submitted,**

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

**Administrative Officer to the Planning Board**