

February 23, 2007

Town of Lincoln – Planning Board

100 Old River Road

Lincoln, RI 02865

Dear Honorable Members,

On February 20, 2007 at 2:30 pm, the Technical Review Committee met to review the agenda items for the February 28, 2007 meeting of the Planning Board. In attendance were Al Ranaldi, Kim Wiegand, Michael Reilly, Russ Hervieux, Smoky Olean, and Peggy Weigner. Below are the Committee's recommendations:

Major Subdivision Review

a. Rivers Subdivision AP 23 Lot 119 Public Hearing – 7:15 PM

- Estate of Anna M. Rivers Old River & Lower River Road Preliminary Plan Discussion / 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. The application is in front of the Planning Board for a Public Hearing. 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 Lot 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. This condition must also be included in the deeds of the new lots.

Wetlands

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

The TRC recommends that the applicant address the above noted concerns and any other concerns presented during the Public Hearing and come back to the Planning Board in March for further review.

b. Hien Subdivision AP 8 Lot 23 Public Hearing – 7:45 PM

**- Patti Hien Grandview Avenue Preliminary Plan Discussion /
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. At the January 24, 2007 Planning Board meeting, this application was elevated up to the Preliminary Plan stage. Therefore, a decision on the Preliminary Plan review must be made by May 15, 2007 or within such further time as may be consented to by the applicant. On February 6, 2007, the Zoning Board granted dimensional relief for the lot width of the proposed lot. The application is in front of the Planning Board for a Public Hearing.

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. 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.

The TRC recommends that the applicant address the above noted concerns and any other concerns presented during the Public Hearing and come back to the Planning Board in March for further review.

c. Lincoln Meadows AP 45 Lot1 Preliminary Plan Extension - Angellin, LLC Angell Road

This project represents the subdivision of one lot into seven conventional single-family lots. The project received Preliminary Plan approval on March 22, 2006. Therefore, the applicant has until March 22, 2007 to complete the project and obtain final plan approval. The applicant has been working on the project and has stated that they are 90% complete on the public improvements. Due to weather conditions, the applicant was unable to finish these improvements. The applicant is requesting a one year extension to complete the project. The TRC has reviewed the application and recommends

approval of this request.

**d. Riverfront Estates AP 45 Lot 436 Preliminary Plan Extension
- Dosco, Inc. Angell Road**

This project represents the subdivision of one lot into five conventional single-family lots. The project received Preliminary Plan approval on March 22, 2006. Therefore, the applicant has until March 22, 2007 to complete the project and obtain final plan approval. Due to weather conditions and other obligations, the applicant was unable to start the public improvements. The applicant is requesting a one year extension to start and complete the project. The TRC has reviewed the application and recommends approval of this request.

**e. Holiday Preserve AP 14 Lot 90 Maintenance Bond Release -
- Seminole Development LLC Holiday Drive/Christian
Court Recommendation to Town Council**

This project represents the subdivision of one lot into five conventional single-family lots. The public improvements has been installed and approved. Final Plan has been approved. The one year maintenance period has passed. The Town is holding a maintenance bond. The Technical Review Committee has review the applicants request and recommends that the maintenance bond be released

back to the developer and that a positive recommendation be offered to the Town Council that they accept the public street, Christian Court, into the Town Highway system.

Major Land Development Review

**a. 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 most recent submission includes a set of plans entitled “Master/Preliminary Plan Submission” for AP 2 Lot 82, Walker Street and Industrial Circle, Lincoln, Rhode Island, prepared for the applicant A.F. Homes by Cataldo Associates Inc., dated February 13, 2007. Also included was a report “Soil Erosion & Sediment Control and Stormwater Management Report” prepared by the above consulting engineer for the above developer. A “Traffic Impact Study for the Proposed Condominium Development” prepared by the above consultants for applicant, dated June 16, 2006 was previously reviewed. 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 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.

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 Department must approve the development's water supply service and access for fire suppression as well as 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 plans note that existing sewer connections will be capped. The project will also be required to obtain approval from the Narragansett Bay Commission for the sanitary sewer discharge. It is recommended that the structure labeled cesspool on the south side of the building be removed and/or filled and closed.

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. It is advised 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 Saylesville 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 current water quality of the storm water runoff as well as mitigate any future impacts from the development. The outlet from the onsite storm water system is proposed to connect to drainage in Industrial Circle. It is recommended therefore, that the curb inlet and drainage 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. There is an area designated as an Environmental Land Use Restriction (ELUR) on the property due to a previous finding of contamination from the past industrial use. This area is shown on the plans. The property was given a “variance” for continued industrial use. The restriction recorded in the Land Use Evidence Record states that “No residential use of the contaminated site shall be permitted.” The site will need to be in conformance with the RIDEM’s Direct Exposure Criteria for residential

use. An environmental site investigation would determine what, if any, other restrictions or remediation are required. Before preliminary approval can be granted, the Planning Board needs confirmation as to how the property will be brought up to residential standards.

Traffic

The Traffic Impact Study findings indicated that the project will not significantly impact the safety or levels of service on the 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.

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 March. More specifically, the TRC is looking for a resolution to the environmental concerns stated above.

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 January 2007. 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. A letter dated February 9, 2007 from David Cabral, P.E. was received regarding sight distance analysis. 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. 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. 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. This condition must also be included in the deeds of the new lots.

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 latest plan note that the existing water service connection for the existing house is off Sherman Avenue. According to the field card from the LWC this connection would appear to be under the proposed new residence; at the very least necessitating an easement on lot #3. It is recommended that the existing house relocate the water service to a new connection on Great Road, not on lot #3.

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. The developer must obtain indirect discharge permits from Narragansett Bay Commission as a condition of the subdivision.

Traffic

The applicant has obtained a Physical Alteration Permit (#060605)

from RI Department of Transportation for regarding within the ROW and one proposed driveway onto Great Road. The sight distance analysis prepared by Mr. Cabral found that adequate sight distance exists along Great Road and Sherman Avenue, with the recommendation that boulders and rocks must be cleared along the property frontage on Sherman Avenue.

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 drainage attenuation, 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. The plans also include locations, specifications and details for the dry well systems for the new residences. These systems must be included as a part of the approval for the subdivision.

Wetlands

A prior application (04-0068) reviewed by RIDEM Wetlands determined that no alteration to the wetlands was proposed. 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. A note must be added to the final recorded plans stating that the existing boulders and rocks must be cleared along the property frontage on Sherman Avenue.

10. 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. This condition must also be included in the deeds of the new lots.

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

Zoning Applications (*) – March Zoning Applications

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. During the January Zoning Board meeting, the applicant was asked to revise their plans and resubmit them to the Zoning Official for further review. The Zoning Official did not receive revised plans. Therefore, 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.

Dolores Guglielmi, 108 Orchard Meadows Road, Smithfield, RI – Application for Extension of Decision granted March 7, 2006 for a Dimensional Variance for property located at Lennon Road, Lincoln, RI.

AP 42, Lot 81 Zoned: RA 40

Members of the Technical Review Committee reviewed the submitted application for a time extension of a dimensional variance. The TRC recommends Approval of the application for a time extension. The Committee feels that the applicant presented a valid reason for the delay of the project.

Edward and Linda Sliney, 1159 Smithfield Avenue, Lincoln, RI – Application for Use Variance for the construction of a 40' x 26' two-family home on a vacant lot located at Branch Avenue, Lincoln,

RI.

AP 2, Lot 103 Zoned: RG 7 and 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 use variance for the construction of a two family house is due to the split zoning of the parcel. The Technical Review Committee feels that requested use variance is appropriate but the application does not address some critical issues such as access and off street parking for the adjacent house. The applicant owns the subject lot and the abutting lot number 33. This lot has two houses on it and offers no off street parking. Currently, there is a gravel driveway that provides access and parking to the house located on Lot 33. The submitted plans do not address this concern. The TRC feels that a recommendation can not be offered until these issues are addressed. The TRC would like to review the revised plans in order to offer a recommendation to the Zoning Board.

Edward and Linda Sliney, 1159 Smithfield Avenue, Lincoln, RI – Application for Dimensional Variance seeking lot width relief and rear yard setbacks for the construction of a 40' x 26' two-family home on a vacant lot located at Branch Avenue, Lincoln, RI.

AP 2, Lot 103 Zoned: RG 7 and 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 dimensional variances for lot width relief and rear yard setback relief are for the construction of a two family house. The Technical Review Committee feels that requested dimensional variances are appropriate but the application does not address some critical issues such as access and off street parking for the adjacent house. The applicant owns the subject lot and the abutting lot number 33. This lot has two houses on it and offers no off street parking. Currently, there is a gravel driveway that provides access and parking to the house located on Lot 33. The submitted plans do not address this concern. The TRC feels that a recommendation can not be offered until these issues are addressed. The TRC would like to review the revised plans in order to offer a recommendation to the Zoning Board.

Polseno Properties Mgmt, 29 Swan Road, Smithfield, RI – Application for Special Use Permit for signage relief under Article 5 (D)(1) and 5 (D)(2) for property located at 600 George Washington Highway, Lincoln, RI.

AP 41, Lot 58 Zoned: ML 0.5

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends Approval of the Special Use Permit for the installation of additional signs. The application requests additional signage to define the location and occupancy of the proposed

building. The site plans specifically details the location and type of the new proposed signage. The Technical Review Committee feels that due to the unique nature of the property and the setback of the facility, that the requested signage will clarify vehicular entrances and traffic flow.

JCM, LLC, 3434 Mendon Road, Cumberland, RI – Application for Dimensional Variance seeking lot width relief for the purpose of subdividing property located at Jenckes Hill Road, Lincoln, RI.

AP 26, AP 2 Zoned: RA-40

Currently, there are no submitted subdivision plans for review by the Planning Board. Therefore, the request for a dimensional variance is premature. No recommendation is offered.

Correspondence/Miscellaneous (*)

**a. Manville Crossing AP 37 Lot 73 Comprehensive Permit Final
- Jerry Sahagian Central and Spring Street Plan Approved and Recorded**

This represented the subdivision of one lot into three residential lots via the comprehensive permit process. On January 24, 2007, the applicant successfully addressed all of the preliminary plan approval

conditions. Therefore, final plan was issued and the final plan was recorded.

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

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Administrative Officer to the Planning Board