

**August 10, 2007**

**Town of Lincoln – Planning Board**

**100 Old River Road**

**Lincoln, RI 02865**

**Dear Honorable Members,**

**On August 6, 2007, at 2:30 pm, the Technical Review Committee met to review the agenda items for the August 22, 2007, meeting of the Planning Board. In attendance were Al Ranaldi, Michael Reilly, Russell Hervieux, Margaret Weigner, and John Faile. Below are the Committee's recommendations:**

**Major Land Development Review**

**a. Homewood Suites Hotel AP 31 Lot 12 Public Informational Meeting – 7:15 PM**

**- Benderson Development Co., LLC 640 George Washington Hwy  
Master Plan Land Development**

**Discussion /Approval**

**This application is under the 2005 Subdivision Regulations and represents the commercial land development of a single lot. The proposed land development project is for the construction of an**

**extended stay hotel. This proposed hotel will be accessed from George Washington Highway. The subject project is located in zoning district ML-0.5 (Manufacturing Limited). On July 17, 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 November 14, 2007, or within such further time as may be consented to by the applicant.**

**The applicant is in front of the Planning Board for a Public Informational Meeting. The Technical Review Committee and the Engineering Division have reviewed the above-proposed land development according to the 2005 Land Development and Subdivision Regulations master plan requirements and standard engineering practices. The plans reviewed were entitled "Master Plan for Homewood Suites" AP 31 Lot 12, 640 Washington Highway, Lincoln, Rhode Island, sheets 1-4, prepared for the applicant, Benderson Development Co. LLC, by John P. Caito Corp., dated May 2007. Below are the TRC recommendations for this project.**

#### **Traffic/Site**

**Access to the site is from a State Highway, Route 116, George Washington Highway. The project will require a Physical Alteration**

**Permit (PAP) from RIDOT for the change in land use of the property at preliminary approval. It is recommended that the Albion Fire Department review the plans for fire and rescue service safety at the preliminary plan review level. The applicant should also request an FAA Form 7460 review.**

### **Sanitary Sewers**

**The development is proposed to connect to an existing sewer that flows to the Narragansett Bay Commission (NBC) interceptor on Route 116. The sewer supervisor has indicated that sewers are available to the project. Approval from NBC will be required as a condition for preliminary approval.**

### **Public Water Service**

**The Lincoln Water Commission (LWC) has confirmed the availability of public water service with conditions. However, the Commissioner stated that there are some major concerns with providing public water service to the lot. The parcel was originally fed by one water service off of George Washington Highway. The existing office building feeds off of this service. A third building triggers updates to the service line such as master meters, backflow devices, and separate service lines to each building. These concerns can be accomplished but will take some engineering. These concerns will require more review at the preliminary plan level. Final approval from LWC must be a condition of approval for the land development.**

## **Environmental/Drainage**

**The development is proposed to drain to an expanded, existing detention basin that is mostly on an adjacent parcel. The owners of the property on which existing basin is located must approve this reconfiguration and calculations must be reviewed by the Town Engineer. The flow from the basin discharges to drainage in Route 116. There does not appear to be any wetlands on the property.**

## **Zoning**

**The development will require one Special Use Permit for the hotel use, one Dimensional Variance for the front setback, and one Use Variance for the sign. The development is scheduled for Zoning Board review in August. All new commercial development will have to be reviewed by the Area of Planning Concern. According to the new Zoning Ordinance, this review should take place before or during the preliminary plan review stage.**

**Based on the Master Plan submission, the Technical Review Committee feels that the applicant can address the above-noted concerns from the Technical Review Committee and any additional comments presented at the Public Informational Meeting. The applicant can return to the Planning Board in September for Master Plan Review.**

## **Comprehensive Permit**

**a. Quinnville Commons AP 29 Lots 46, 79, and 94 Pre-Application Discussion**

**- Lee Raymond Cullen Hill Road and Avenue B**

**This application is to be reviewed under RIGL 45-53 as amended, the Lincoln Comprehensive Plan, Lincoln Affordable Housing Production Plan and the recently amended Town ordinance entitled “An Ordinance Establishing an Application and Administrative Procedures for Filing a Comprehensive Permit in Accordance with the State of Rhode Island Low and Moderate Income Housing Act – RI General Law 45-53”. The Lincoln Town Council has passed an ordinance specifying procedures for applying for a comprehensive permit. This ordinance establishes a Certificate of Completeness process, which lists the items to be included in a comprehensive permit application. This application is in front of the Planning Board as a Pre-Application Discussion. Therefore, there are no time limits or votes to be considered.**

**This application represents the subdivision of three lots into one large lot containing 42 condominium units. Access to 19 units will be from a private cul-de-sac road extending from Cullen Hill Road. Access to the other 23 units will be by extending Avenue B. The new roadway extension will end in a cul-de-sac. The proposed development is to be serviced by public water and sewer. The applicant proposes to deed restrict 25% or 11 units as affordable housing. The project is to be built in multiple phases.**

**The Technical Review Committee and the Engineering Division have reviewed the above proposed subdivision according to RIGL 45-53 as amended, the Lincoln Comprehensive Plan, Lincoln Affordable**

**Housing Production Plan and the recently amended Town ordinance entitled “An Ordinance Establishing an Application and Administrative Procedures for Filing a Comprehensive Permit in Accordance with the State of Rhode Island Low and Moderate Income Housing Act – RI General Law 45-53”, the 2005 Land Development and Subdivision Regulations pre-application plan submission standards and requirements and standard engineering practices. The submission includes a set of 5 sheets entitled “Comprehensive Permit Application Submission, Quinnville Commons”, located on Cullen Hill Road, Lincoln, Rhode Island, AP 29 Lots 46, 79 and 94 , prepared for Lee Raymond by DiPrete Engineering Associates, Inc. dated July 2007, revision date 7/24/07. The following concerns are offered to the applicant.**

### **Wetlands**

**Wetlands on the property have been delineated by Natural Resources Services. There are several areas subject to RIDEM Wetlands jurisdiction; approval from RIDEM will be required for the development. Localized flooding, not shown on FEMA maps may be present.**

### **Utilities**

**Existing and proposed utilities are shown on the pre-application plans. The development is proposed to be connected to public sanitary sewers and water. The applicant must obtain approval for water service from Lincoln Water Commission. The proposed public**

**water service will require master meter/backflow/pressure reducing valve at entrance off Cullen Hill for first 19 units. The units originating from Avenue B will be required to replace the old water line located under the existing roadway. A master meter/ backflow/ pressure reducing valve at property line will also be required. The existing 6 inch water line in Lower River Rd from Cullen Hill to Ave B needs to be cleaned and lined. A letter acknowledging this condition will be required at Master Plan submission.**

**The developer must get public sewer availability from the Lincoln sewer supervisor for an acceptable sewer design. The sanitary sewer is connected to an existing Town pump station on Lower River Road. This pump station has extremely limited emergency capacity and other design issues which make it infeasible to accept flows from this development. The developer will be required to remove and replace a new pump station on Lower River Road. The new pump station will have to be designed and built to the Town's standards. In addition, the Narragansett Bay Commission will need to approve any sewer flows. The location of any adjacent septic systems and wells must be shown on the plans in order to ensure that there is no adverse impact to them from the proposed development. A letter acknowledging this condition will be required at Master Plan submission.**

## **Drainage**

**Existing and proposed drainage are shown on the pre-application plans. Storm water runoff flows down to Lower River Road and then**

to the Blackstone Canal. Proposed locations for detention basins are shown. Cullen Hill Road and Avenue B have no drainage collection systems. The locations of both of the detention basins and their potential outfall points are a concern due to steep grades, potential groundwater and springs, flooding, as well as erosion and sedimentation that could adversely impact abutting and downstream properties. Groundwater disturbed on the site during construction and post construction is a concern. The presence and impact of any springs must be assessed by a qualified hydro-geologist. A letter acknowledging this condition will be required at Master Plan submission. Due to the known seasonal high groundwater in this area, the development must include the condition that any finished floor or basement must be above that elevation. The seasonal high groundwater elevations across the site as determined by a certified soil evaluator must be performed for the preliminary design.

### **Traffic**

The development will require careful review for traffic safety, particularly sight distance and road geometry. Cullen Hill Road is both narrow and steep. The development will require a report on the impact of traffic on the road and at the intersections. Safety improvements may be required.

### **Site Design**

The property contains areas with very steep slopes and wetlands. Buildings are proposed within ten feet of property lines; grading to fit

**the units on site may cause groundwater discharge as well as erosion problems short- and long-term. The applicant will need to design the buildings, roads and other improvements so as to mitigate any potential safety and ecological impacts to the neighborhood and the environment.**

### **Zoning and Subdivision Regulations**

**The developer must provide a comprehensive list of all the requested zoning relief and subdivision waivers proposed by the project.**

### **Major Subdivision Review**

**a. Michael Trenteseau Subdivision AP 22 Lot 11 Master Plan Discussion /**

**- Michael Trenteseau Great Road Approval**

**This application is under the 2005 Subdivision Regulations and represents the subdivision of one residential lot into two single-family residential lots. The lots are accessed from Great Road. The subject project is located in zoning district RL-9 (9,000 square feet – Residential Limited). This application is classified as a Major Subdivision due to its need for a dimensional variance for the existing house. On August 6, 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 December 4, 2007, 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 subdivision according to the 2005 Land Development and Subdivision Regulations master plan submission standards and requirements and standard engineering practices. This project is in front of the Planning Board for a master plan discussion / approval. The submission includes two plans entitled "Record Plan" and "Preliminary", Major Subdivision AP 22 Lot 11, Great Road in Lincoln, Rhode Island, prepared for Michael Trenteseau by Marsh Surveying Inc., dated April 11, 2007. Other information received included a letter of water service availability dated July 19, 2007 from the Lincoln Water Commission and notification of sewer availability from the sewer supervisor dated July 17, 2007.

### **Utilities**

The new lot is shown to be connected to public water and sewer. The sewer supervisor has stated that public sewers are available. The applicant must obtain a permit from Narragansett Bay Commission for sewer discharge. The applicant has received preliminary approval for water service to the proposed new lot from the Lincoln Water Commission with the condition that the existing water service be relocated from the old water main (scheduled for abandonment) to the newer water main. The new water service is to be connected to

**the newer water main.**

### **Site plan/ Wetlands/ Drainage**

**Per the Town ordinance, a sedimentation and erosion control plan must be submitted and approved before any construction or earth disturbance is performed on site. There appear to be no wetlands on or adjacent to the property. Notes #15 and #16 regarding construction above the seasonal high groundwater and the installation of a dry well are recommended to be included in any subdivision approval. The applicant must obtain a Physical Alteration Permit from RIDOT for the proposed driveway for the new house as a condition of this subdivision.**

### **Record plan**

**Granite bounds must be shown marking the location of the property corners.**

**The Technical Review Committee recommends that the applicant addresses these concerns and come back to the Planning Board if they receive the requested zoning variances.**

### **Minor Subdivision Review**

- a. Carriage Drive Subdivision AP 16 Lot 9 Final Plan Discussion /  
- Little Max Realty LLC Carriage Drive Approval**

**This application is under the 2005 Subdivision Regulations and**

**represents the subdivision of one lot into two residential lots. All lots are accessed from an existing road. The subject lots are located in zoning district RS-12 (12,000 square feet – Residential Single Family). The proposed project is classified as a Minor Subdivision.**

**On December 20, 2006, the Preliminary Plan submittal for the above noted project received Preliminary Plan Approval 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 is requested.**
- 2. The developer must obtain approval for the Narragansett Bay Commission for the additional indirect discharge.**
- 3. A note must be added to the plans stating that when the existing well on site is abandoned, it must be closed according to the appropriate RIDEM regulations.**
- 4. The existing house must be moved before final plan can be granted.**
- 5. A note must be added to the plans stating that no finished floors or basements shall be constructed at or below the seasonal high groundwater elevation.**
- 6. Granite bounds must be shown marking the location of the property corners.**

**Due to the unique nature of this subdivision, final plan approval was not delegated to the Administrative Officer. The Technical Review Committee and the Engineering Division have reviewed the above-proposed subdivision according to the 2005 Land**

**Development and Subdivision Regulations preliminary plan submission standards and requirements and the approval conditions.**

**The applicant has successfully addressed all of the conditions. Therefore, the TRC recommends approval of the final plan.**

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

**Michelle A. Fitzgerald, 10 Fairview Avenue, Lincoln, RI – Dimensional Variance application seeking front yard setback relief for the construction of a porch.**

**AP 4, Lot 23 Zoned: RL 9**

**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 the standards for relief of a dimensional variance as presented in the Zoning Ordinance. 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.**

**Leo P. Correia, 141 Grandview Avenue, Lincoln, RI – Special Use Permit application for Accessory Family Dwelling Unit.**

**AP 8, Lot 155 Zoned: RS 12**

**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 Accessory Family Dwelling Unit. The applicant proposes to add an additional story to the existing residential house. The new level will be designated as the Accessory Family Dwelling Unit. The TRC feels that the proposed building plans are realistic and that the site layout takes into consideration many factors relating to the site and the overall character of the area.**

**Michael Trenteseau, 500 Great Road, Lincoln, RI - Dimensional Variance application seeking front, side and rear yard setback relief for the existing house.**

**AP 22, Lot 11 Zoned: RL 9**

**The proposed dimensional variances are to clear up the pre-existing nonconformance of this parcel of land. This lot and existing building was platted and developed before present day zoning regulations. 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. Morris AP41 Lots 10 and 11 Final Plan Approval**

**This represents a minor subdivision of two residential lots into three lots. This subdivision was recorded on July 23, 2007.**

**2. The Estate of Anna M. Rivers – AP23 Lot 119 Final Plan Approval**

**This represents a major subdivision of land. The applicant has successfully met all conditions of final plan approval. This subdivision was recorded on July 17, 2007.**

**Respectfully submitted,**

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

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

**Administrative Officer to the Planning Board**