

January 18, 2008

Town of Lincoln – Planning Board

100 Old River Road

Lincoln, RI 02865

Dear Honorable Members,

On January 15, 2008, at 2:30 pm, the Technical Review Committee met to review the agenda items for the January 23, 2008 meeting of the Planning Board. In attendance were Al Ranaldi, Russell Hervieux, Margaret Weigner, Kim Wiegand, John Faile, and Fred Ordonez. Below are the Committee's recommendations:

Major Subdivision Review

a. The Hills of Monticello Subdivision AP 40 Lots 30 and 31 Public Hearing – 7:15 PM

- R.H. Jergensen Construction Co. Albion Road Preliminary Plan Discussion /

Approval

This application is under the 2005 Subdivision Regulations and represents the subdivision of two residential lots into fourteen new single-family residential lots and two reconfigured existing single

family residential lots. All new lots are accessed from a proposed roadway ending in a cul de sac. Another cul de sac is located off of the proposed main roadway. The subject project is located in zoning district RA-40 (40,000 square feet – Residential Single Family). On December 13, 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 preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan review must be made by April 11, 2008, or within such further time as may be consented to by the applicant.

This project is in front of the Planning Board for a Public Hearing. The following comments were presented and discussed during the last Planning Board meeting. 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 standard engineering practices. The submission includes a set of plans entitled “The Hills of Monticello, Albion Road”, AP 40, Lots 30 & 31, in Lincoln, Rhode Island, prepared for R.H. Jergensen Construction Co. by Pare Corporation dated November 2007. Also reviewed were, “Hydrologic Analysis & Hydraulic Design” dated August 2007 by the above engineer for R.H. Jergensen Construction Co., a report entitled “Wastewater Flow Projections”

dated 8/17/2007 by the above engineer, and comment letters from RIDEM and RIDOT. The following are concerns that the TRC has about the proposed development.

Site Plan

The following waivers were approved at master plan:

- Length of cul de sac: 570 feet greater than allowed in the RA-40 zone.**
- Lot width to length ratio for lots 8, 9, 10 and 30.**

A waiver is also required for the end of the cul de sac for the 2% grade where 1% is the required subdivision standard. The steeper grade at and in the cul de sac has minimal impact, allows for better access to the detention basin and fits the topography. The Engineering office recommends approval of the waiver in this specific case.

There are several details that will need to be included for construction plans:

- Curb cuts for the detention basins and house lots.**
- Revised sidewalk/ curb lock detail.**
- Landscaping plans including any plantings to be required by RIDEM.**
- Top and bottom elevations of the retaining walls.**
- Guardrail at the top of the retaining walls.**
- Reference elevation benchmark.**
- Revised sewer manhole to conform to Town standards.**
- Less steep access road to the detention basin on lot 8.**

- **A revised easement area for lot 8 to encompass the retaining wall where it supports the grades for the detention basin.**

There are several high retaining walls proposed for this project. The TRC would like to see the top and bottom elevation of the proposed retaining walls on the plans. Also, the proposed retaining wall on Lot 8 will be privately owned. However, this wall is integral to the construction and performance of the detention basin built next to it. The TRC recommends that the easement line be expanded to include more area around the wall and the detention basin so appropriate easement language can be developed and included in the lot specific deed restriction. This language should limit what future homeowners can do around this wall.

Since there are several high retaining walls, it is recommended that as a condition of the approval the engineer of record oversees the construction of the retaining walls and submit written approval for the Town's acceptance of the retaining walls. Protection of the retaining wall on this lot must be part of lot specific deed restrictions. A planting plan will need to be submitted and review as part of the preliminary plan review stage. Also, pre-blast surveys would be required and it is recommended that this be made as condition of the preliminary plan approval. Since this parcel of land is surrounded by publicly owned open space, the TRC recommends that the developer incorporate a public walk way between two of the proposed lots so the public can have access to the open space.

Traffic/ Offsite Drainage

Albion Road is a State road. The access to the subdivision will require a Physical Alteration Permit from RIDOT. Comments from RIDOT regarding the PAP have been reviewed. Concerns about traffic and offsite drainage appear to be successfully mitigated by the applicant. A Physical Alteration Permit must be obtained as a condition of this subdivision.

Drainage

Public Works has sent a letter to RIDOT stating that the Town is willing to accept ownership and responsibility for maintenance of the proposed drainage system on the north side of Albion Road. This drainage system, to be installed by the developer, is intended to mitigate existing drainage problems in Meadowbrook Road, the residential area directly opposite on the south side of Albion Road. Storm water runoff is proposed to be collected and redirected to the stream on the north side of Albion Road. The detention basins need to have gravel roads with curb cuts for access and maintenance. The individual homeowner on whose lot the basin is located must be responsible for keeping the area clear and clean, as well as any maintaining the landscaping.

Wetlands/Groundwater

The proposed development has been submitted to RIDEM Wetlands for a preliminary determination permit. Comments from the RIDEM have been reviewed; some of the issues raised by RIDEM are the

same as the Town's: what will be the impact to the abutting residence at 317 Albion Road from storm water discharged into the wetland and what are the top and bottom elevations of the retaining walls. A RIDEM Wetlands Permit must be obtained as a condition of this subdivision.

The Town Engineer witnessed test pits at the locations associated with proposed detention basins with a certified soil evaluator who determined the estimated seasonal high ground water elevations. It is recommended as a condition of subdivision approval that no detention basins or house basements or finished floors are to be constructed into the elevation of the seasonal high ground water.

Utilities

The plan shows public water and sanitary sewer connections to the proposed lots. The Lincoln sewer supervisor has stated that sanitary sewers are available. Gravity sewers are proposed with two individual house lots to be connected via (private) forcemains to the gravity sewers. Narragansett Bay Commission must approve the flows from the development as a condition of subdivision approval. A report of the proposed flows was included in the submission. The correct size sewer manhole cover must be used.

The superintendent of the Lincoln Water Commission (LWC) has communicated via email 12/6/07 to the Town Engineer the following: "The recent plans for the above subdivision dated November 2007 have received preliminary approval from the LWC. Water is available to serve the project and the Board of Commissioners has granted

approval to connect to the system. Final approval will be contingent on receipt of construction detail drawings, a formal application, and payment of any necessary fees prior to installation of water utilities.”

Based on the Preliminary Plan submission, the Technical Review Committee feels that the applicant can address the above-noted concerns from the Technical Review Committee. The TRC would like the applicant to respond to any additional comments presented at the Public Hearing meeting. When all of the concerns are addressed, the applicant can return to the Planning Board in February for Preliminary Plan review and approval.

b. Riverfront Major Subdivision AP 45 Lot 53 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 and was extended for an additional year on February 28, 2007. Therefore, their Preliminary Plan is valid until March 22, 2008. The applicant has request an additional one year extension in order to complete the project. According to the applicant’s letter, they have completed a significant amount of the public improvements on the entire project. Due to weather conditions, the applicant was unable to install the binder coat on the roadway. Their plan is to install the binder coat during the spring

time and pour the sidewalks. They are requesting an additional one year extension of preliminary plan approval. The TRC has reviewed the application and recommends approval of this request. The Preliminary Plan approval would run until March 22, 2009.

5. Minor Subdivision Review

a. Preserved Arnold Court Subdivision AP 20 Lot 4 Preliminary Plan Extension

- Prev Court LLC Preserved Arnold Court

This project represents the subdivision of one lot into two conventional single-family lots. The project received Preliminary Plan approval with conditions on January 25, 2005. The condition of approval was that the project received a RIDEM wetlands permit. Within the vesting time period, the applicant made proper application to RIDEM. Several options regarding the wetlands were proposed by the RIDEM and the developer. Ultimately, RIDEM required the developer to seek a dimensional variance from the front yard setback in order to provide an additional 10 foot setback from the 50 foot wetland buffer setback. This variance was denied by the Zoning Board. The applicant then appealed the Zoning Board's decision to the Superior Court. The applicant also filed action for declaratory and injunctive relief against RIDEM. In November 2007, the applicant engaged in settlement negotiations with the RIDEM and feels confident that the matter will be resolved. The applicant is requesting a one year preliminary plan extension from January 23, 2008 to

January 23, 2009 to obtain the necessary permit from RIDEM and file for final plan approval.

The Technical Review Committee reviewed the application and discussed the numerous delays and impediments encountered with the RIDEM and recommends approval of this request. The Preliminary Plan approval would run until January 23, 2009.

6. Major Land Development Review

a. Highlands at Lincoln AP 31 Lots 38 and 40 Public Informational Meeting – 7:45 PM

- Lincoln Development, LLC George Washington Hwy Master Plan Discussion /Approval

On December 13, 2007, 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 April 11, 2008 or within such further time as may be consented to by the applicant.

The proposed project is to develop a 172,000 square foot Independent and Assisted Senior Living Facility on George Washington Highway. The facility is situated on 12.2 acres of land zoned BL 0.5 and contain 112 Independent Care Units, 60 Assisted Living Units, and a separate 8 Unit - Independent Living building. In total, the proposed development will contain 180 units and 181,600 square feet of gross floor area. This use is allowed in this zone by a Special Use Permit. The project will be serviced by public sewer and water. The main access will connect through the Lincoln Mall's eastern most signalized access road and access George Washington Highway at the lower signalized intersection. A roadway connecting to Old Louisquisset Pike will provide a secondary means of access/egress. This project will require zoning relief. Therefore, in order for it to proceed, the applicant would need conditional master plan approval of the plan according to Section 6(A)1 of the Subdivision Regulations.

This project is in front of the Planning Board for a Public Informational meeting. The following comments were presented and discussed during the last Planning Board meeting. 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 plan submission standards and requirements and standard engineering practices. The submission includes a plan set entitled "Highlands at Lincoln", George Washington Highway, AP 31/ Lots 38 & 40, Lincoln, Rhode Island, Master Plan Submission prepared for Lincoln Development,

LLC by Pare Corporation, dated December 11, 2007. Also submitted was “Master Plan Report for the Highlands at Lincoln” dated December 11, 2007 prepared by the above consultant for the above developer. The following are concerns that the TRC has about the proposed development.

Drainage/ environmental

Wetlands are located on and adjacent to the site. A verified RIDEM wetlands delineation was prepared for a permit encompassing this entire site several years ago. However, this project will require approval from the RIDEM Wetlands program for preliminary plan approval as a new development. Approval of the Preliminary Plan will be contingent on receiving a new RIDEM Wetlands permit for this project. Drainage discharge to the State highway system in George Washington Highway (Route 116) must be approved by RIDOT through a Physical Alteration Permit (PAP). The drainage is proposed to be mitigated using an existing detention basin and a new detention basin to attenuate drainage. Approval of the Preliminary Plan will be contingent on receiving a PAP from the RIDOT for drainage discharge to George Washington Highway. The area drains to Manton Pond, a Town owned resource which constitutes the headwaters of the Mosshasuck River. Water quality mitigation must be carefully designed as a part of this project.

Traffic

The project proposes to construct an access roadway to George

Washington Highway through the Lincoln Mall's eastern most signalized access road. The developer has obtained permission for this entrance road. The plans also show a road connection from the site to Old Louisquisset Pike. Approval of the Preliminary Plan will be contingent on receiving a PAP from the RIDOT for traffic and access to George Washington Highway as well as Old Louisquisset Pike.

Utilities

The development intends to connect to the Narragansett Bay Commission (NBC) interceptor in George Washington Highway for sanitary sewer discharge via a pumping station. The project must obtain approval from the NBC. The developer will be responsible for the private pumping station and both gravity and force mains. The developer proposes to discharge to an existing sewer manhole through an easement on Lot 207 (the Sunoco Station). 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 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 and AP 41 Lot 7 (the Lincoln Mall). The easements will need to be

reviewed and approved by the Town Solicitor's office.

- **Drainage**
- **Sanitary sewers**
- **Vehicular access**

Zoning

The proposed project will require a special use permit for the use, a dimensional variance for the height of the building (greater than the maximum allowed by Zoning), and a variance from the parking requirement will be required (less than required by Zoning).

Based on the Master Plan submission, the Technical Review Committee feels that the applicant can successfully address the above-noted concerns as they relate to a Master Plan level. If there are no unforeseen concerns presented at the Public Informational meeting, the TRC recommends Master Plan Approval with Conditions.

The condition on this project is that it receives its requested zoning relief.

**b. Homewood Suites Hotel AP 31 Lot 12 Preliminary Plan Land
- Benderson Development Co., LLC 640 George Washington
Hwy 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 January 15, 2008, 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 14, 2008, 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 according to the 2005 Land Development and Subdivision Regulations preliminary plan requirements and standard engineering practices. The set of plans reviewed were entitled "Proposed Homewood Suites", AP 31 Lot 12", 640 Washington Highway, Lincoln, Rhode Island, sheets 1-8, prepared for the applicant, Benderson Development Co. LLC and owner 640 GWA, LLC by John P. Caito Corp. dated December 2007. In addition, "Drainage Report for Homewood Suites" dated December

2007 by the above engineer for the above applicant was received and reviewed. Estimated sanitary sewer flow calculations were previously submitted to the Engineering Office in June 2007. A "Traffic Impact Study, Homewood Suites Hotel" prepared for Caito Corp. by RAB Professional Engineers, Inc. dated September 2007 was received at the TRC meeting on January 15, 2008. The following are concerns that the TRC has about the proposed development.

Traffic/Site

The site includes an access onto a State Highway, Route 116, George Washington Highway. The project will require a Physical Alteration Permit (PAP) from RIDOT for access to the State highway due to the change in land use. The design for the safe egress into and out of the proposed development is critical. A traffic report was recently submitted to the Town. This submission has not yet been reviewed. The engineer was advised to speak to the Police Department for input on public safety concerns regarding traffic.

National Grid has an easement for power lines on the site. An underground power line runs from the communication tower in the area proposed for the expanded detention pond. Approval from the utility is required. There is gas line easement in the area of development as well. Approval from this utility is required also.

It was recommended at Master Plan that the Albion Fire Department (FD) review the plans for fire and rescue service. The engineer has been in contact with the FD; discussions continue with them.

Sanitary Sewers

The existing building is currently connected through a private sewer line across AP 31 Lot 11 to public Town-owned sewers in Blackstone Valley Boulevard. The development is proposed to connect to this existing private sewer line. The public sewer flows to the Narragansett Bay Commission (NBC) interceptor on Route 116. The sewer supervisor has indicated that Town-owned sewers are available to the project. Approval from NBC will be required as a condition for preliminary approval.

It is also required that the current owners of Lot 12 define the sewer easement and conditions for the use and maintenance of the sewers for approval by the owners of Lot 11. The condition and maintenance of the private sewer line is the developer's responsibility. The sewer is shown to be a vitreous clay (VC) 8-inch diameter pipe of unknown age. The private line on the Lot 11 must be able to accept the increase in flow from the proposed development.

Public Water Service

According to Lincoln Water Commission (LWC) Superintendent John Faile, the existing water service line originates at the south side of the highway, the far-side of the four travel lanes. It is a private service line owned by BVE (Narragansett Electric), and is a 10 inch asbestos/cement pipe in questionable condition. This one service line provided water to the then BVE complex and included a meter pit

near the existing driveway. Several years ago (1996+/-) the ownership of the office building changed hands and the new owner was allowed to share the private service line and simply install an additional meter in the office building. We have no record of permission from BVE to share the service line.

The proposal to build a third building on the property requires that the existing services be relocated, separated, and upgraded to current specifications. Both existing meters are from 1995. LWC regulations require that each building be served by a separate service line from a public water main. This will not be a simple or inexpensive undertaking. The LWC has met with the engineer, Caito Associates, and discussed some options. At this time no designs have been submitted for review. The TRC would like the developer to get a firm design in place before this project moves forward.

Environmental/Drainage

The development is proposed to drain to an expanded, existing detention basin that is mostly on an adjacent property (Lot 173) belonging to Amica. Amica must approve this reconfiguration and calculations as well as the Town Engineer. The flow from the basin discharges to drainage in Route 116. The modified drainage will be included in the PAP request since it discharges into the state highway. The Town has significant drainage issues on Great Road related to drainage from the State highway in this location. It is critical that no adverse impact to the existing drainage. The engineer is aware of this concern and will be investigating any potential

impacts and reporting his findings to the Town.

According to the Land Evidence Records, the Town of Lincoln has an easement on Lot 173 for drainage purposes. This contains the detention pond impacted by this development. Although not specified by the deed, the grantor (Amica) has been maintaining the surrounding landscaping, though not the basin itself. The owners must be required to maintain their portion of the detention pond. The applicant must also provide a gravel road for vehicular access through an easement to the Town for structural maintenance to the pond and outfall.

It appears that a test pit was dug on the east side of the detention pond; a perforated pipe was installed. The Town Engineer has requested any site specific soils or seasonal high groundwater elevation information so as to ensure the expansion of the basin does not intercept groundwater. The side slope of the modified portion of the pond is 2:1; the slope must be reinforced or retained to be stable.

Based on the Preliminary Plan submission, the Technical Review Committee feels that the applicant has several issues that need to be addressed before this project moves forward. The TRC feels that there are technical solutions to these issues but would like to review these solutions before the project goes any further.

7. Recommendation to Town Council - Zoning Ordinance Revision

a. Zoning Ordinance Revisions Review / Discuss / Approve

The proposed Zoning Ordinance revisions are proposed to reverse two editing mistakes that were inadvertently incorporated into the most recently enacted Zoning Ordinance. During the course of public hearings and editing of the document, these mistakes were made. The proposed revisions will amend the newly enacted zoning ordinance back to its original form as it relates to the presented sections.

Section 260-9C (Page 14) would be revised to enable more than one building to be built on any one lot. This section allows multiple buildings on one lot in a RG-7 zone which customarily accommodates condominium projects and apartment complexes. The TRC feels that this has been very successful in the past and should continue.

Section 260-22 (Page 28) originally set a 45 foot height limit on multi family building but was mistakenly changes to 35 feet high. The proposed amendment would correct the zoning ordinance to the original 45 foot height limit. The TRC feels that height limit has been very successful in the past and should continue. The Technical Review Committee objectively reviewed the proposed Zoning Ordinance revisions and recommends that a positive recommendation is sent to the Town Council for their consideration. Attached is the full recommendation according to the requirements of Section 20-342 of the Town of Lincoln's Code of Ordinances.

Zoning Applications (*) – February Zoning Applications

David Reynolds, 83 Rockridge Road, Lincoln, RI – Application for Dimensional Variance seeking side yard setback for the construction of an addition. (Continued from December)

AP 8, Lot 166 Zoned: R 12

The Technical Review Committee recommends Approval of this application for a Dimensional Variance. The TRC reviewed the submitted site plans and visited the site including the backyard. The TRC determined that the layout of the existing single family house and the proposed addition is limited due to the location of an existing stream in the backyard. The owners can only develop within the front area of the property. The Committee finds that the applicant presents a realistic site layout that meets the intent of the zoning and is the least relief needed. The TRC feels that granting this dimensional variance will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Richard Ptaszek, 23 Doire Road, Cumberland, RI/Walter Ptaszek, 44 Pleasant Street, Lincoln, RI – Special Use Permit application to demolish home, sheds, garage and build a residential 4-unit on property located at 44 Pleasant Street, Lincoln, RI.

AP 12, Lot 164 Zoned: RG 7

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends Approval of the application for a Special Use Permit. The Committee feels that the application successfully addressed the requirements of

a special use permit. The property is zoned for multi family housing and is consistent with the surrounding neighborhood. The area is made up of single family, two family, and multi-family houses. The TRC feels that this proposal will be consistent with the area and consistent with the goals and objectives of the Comprehensive Plan.

Tony Mullen, President Lincoln Development LLC, 222 South Manoa Road, Havertown, PA – Special Use Permit application to construct a proposed 172 unit senior residential community on property located at George Washington Highway, Lincoln, RI.

AP 31, Lot 38 Zoned: BL 5

Members of the Technical Review Committee visited the site and reviewed the submitted site plans and application. Based on the submitted plans, the TRC feels that the applicant has successfully addressed all of the requirements of a special use permit. The TRC feels that this plan represents good land development and recommends Approval of this special use permit. The TRC feels that granting this special use permit will not alter the general character of the surrounding area nor impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Tony Mullen, President Lincoln Development LLC, 222 South Manoa Road, Havertown, PA – Dimensional Variance application for height relief and parking relief for a proposed 172 unit senior residential community on property located at George Washington Highway,

Lincoln, RI

AP 31, Lot 38 Zoned: BL 5

Members of the Technical Review Committee visited the site and reviewed the submitted site plan and application. The Committee recommends Approval of this dimensional variance. Based on the submitted plans, the unique characteristics of the property and the desire of the applicant to develop an environmentally friendly project, the TRC feels that the application meets the standards of relief for a dimensional variance. The applicant has noted to the TRC the unique parking requirements of their target population. Based on other existing built projects, the residents of their developments tend to have less cars than younger families. With this in mind, the applicant developed a site plan that takes into consideration the unique characteristics of the site and the needs of their targeted population. The TRC feels that this plan represents good land development and will not alter the general character of the surrounding area nor impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Tony Mullen, President Lincoln Development LLC, 222 South Manoa Road, Havertown, PA – Special Use Permit application to construct a proposed 8 unit senior residential community on property located at George Washington Highway, Lincoln, RI.

AP 31, Lot 40 Zoned: BL 5

Members of the Technical Review Committee visited the site and reviewed the submitted site plans and application. Based on the submitted plans, the TRC feels that the applicant has successfully addressed all of the requirements of a special use permit. The TRC feels that this plan represents good land development and recommends Approval of this special use permit. The TRC feels that granting this special use permit will not alter the general character of the surrounding area nor impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Correspondence/Miscellaneous (*)

a. Staff Reports

b. RH Jergensen Construction Co. Inc. – AP31 Lots 113 and 114 Administrative Subdivision Approved

This represents an administrative subdivision between two residential lots. This subdivision was recorded on December 21, 2007.

c. UTGR – AP42 Lot 24 Administrative Subdivision Approved

This represents an administrative subdivision between two residential lots. This subdivision was recorded on December 7, 2007.

d. Ruth Lipka Estate – AP 38 Lots 4, 5, 6, 7, and 8 Administrative

Subdivision Approved

This represents an administrative subdivision between five residential lots. This subdivision was recorded on November 26, 2007.

e. Roberts Family Trust – AP 23 Lot 68 Final Plan Approval

This represents final plan approval of a minor subdivision of one residential lot into three residential lots. The applicant successfully met all of the Planning Board requirements.

f. Cider Mill Estates – AP 23 Lots 118 and 207 Final Plan Approval

This represents final plan approval of a major subdivision of two residential lots into eight residential lots. The applicant successfully met all of the Planning Board requirements.

g. Jean Claude & Annerette Wehbe – AP 44 Lot 210 Administrative Subdivision Approved

This represents an administrative subdivision between two residential lots. This subdivision was recorded on December 27, 2007.

h. John Cullen – AP 29 Lots 287 and 311 Administrative Subdivision Approved

This represents an administrative subdivision between two residential lots. This subdivision was recorded on December 27, 2007.

i. E.A.M. LLC – AP 44 Lots 12 and 90 Final Plan Approval – Phase 1

This represents final plan approval for phase 1 of a major subdivision of two residential lots into eight residential lots. The applicant successfully met all of the Planning Board requirements.

j. Chauvin – AP 37 Lots 70 and 71 Administrative Subdivision Approved

This represents an administrative subdivision between two residential lots. This subdivision was recorded on December 27, 2007.

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

Albert V. Ranaldi, Jr. AICP

Administrative Officer to the Planning Board