

**February 17, 2017**

**Town of Lincoln – Planning Board**

**100 Old River Road**

**Lincoln, RI 02865**

**Dear Honorable Members,**

**On Tuesday, February 14, 2017 at 3:00 PM, the Technical Review Committee met to review the agenda items for the February 22, 2017 meeting of the Planning Board. In attendance were Al Ranaldi, Russell Hervieux, Peggy Weigner, Michael Gagnon, Leslie Quish, Michael Gamage, and Jeff Almond. Below are the Committee's recommendations.**

**Major Land Development Review**

**a. Cumberland Farms Redevelopment AP06 Lots 345, 387, 389, 346, 347 Master Plan Discussion /**

**- Cumberland Farms 823 Smithfield Avenue Approval**

**This application is under the 2016 Subdivision Regulations and represents the redevelopment of three (3) existing commercial properties, made up of five lots that total 1.28 acres, into one (1) new**

**Gasoline Filling Station (no automotive repair) including the accessory sales of related products, six (6) gasoline pumps, and associated parking. The subject properties are zoned VCMU (Village Commercial Mixed Use).**

**On February 14, 2017, 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 June 14, 2017, or within such further time as may be consented to by the applicant.**

**The master plan submission included the following:**

- Site Plan Set for Cumberland Farms, Store #1206, VSH # V0484, Oracle #RI0484, 823 Smithfield Avenue (Route 126), Lincoln RI, prepared by Civil Design Group, dated January 23, 2017**
- Traffic Impact Study (and Appendix) for Cumberland Farms Redevelopment, prepared by McMahon Associates, dated January 2017**
- Project Narrative, Cumberland Farms Inc., 823 Smithfield Avenue, Lincoln, Rhode Island, Plat 6 Lots 345, 346, 347, 387, 389**

### **Site Layout**

**As stated above, the proposed land development project is to**

redevelop three (3) existing commercial properties, made up of five lots that total 1.28 acres, into one (1) new Gasoline Filling Station (no automotive repair) including the accessory sales of related products, six (6) gasoline pumps, and associated parking. The proposed building will be 4,956 square feet in size and operate 24 hours, 7 days a week. It will be orientated towards the intersection of Smithfield and Reservoir Avenues. The building will be parallel to Smithfield Avenue and the gasoline pumps will be parallel to Reservoir Avenue. A six foot high opaque fence will be installed along three sides of the property. New evergreen and deciduous trees and shrubs will be planted throughout the site.

The Existing Conditions Plan and Demolition Plan show two existing easements crossing the property. According to representative of the applicant, the easements have been extinguished. The Technical Review Committee would like copies of the appropriate approvals/abandonment documents of these easements.

The Utility Plan CFG07.0 shows the installation of a grease trap. The Technical Review Committee had a concern that food preparation was going to take place within the building. According to representatives of the applicant, Cumberland Farms has stores in many jurisdictions. The company does not plan on preparing food products in the store. All food products arrive pre-cooked and only require warming. However, each jurisdiction where Cumberland Farms has a store has different interpretations of the building code. Some jurisdictions require a grease trap while others do not. It is a policy of Cumberland Farms to include a grease trap in all new

**construction projects out of an abundance of caution.**

**The Town Engineer has a question regarding the ownership of the 18” drain pipe crossing through the site from Smithfield Avenue. Assuming RIDOT, the relocation of the pipe must be approved by the RIDOT and an easement should be created for future access.**

### **Zoning**

**The proposed project is zoned VCMU (Village Commercial Mixed Use) and will require a Special Use Permit. The applicant has already submitted the required application. The applicant is also requesting dimensional variances for rear yard setback relief as well as signage relief. These zoning applications will be in front of the Planning Board next month. The Technical Review Committee has worked with the applicant to limit the amount of variances needed while taking into account the overall functionality of the site.**

### **Utilities**

**All existing sewer and water services to the existing buildings will be cut and capped at the property lines and new service connection will be provided. Town sewer and water service are available and located in Smithfield Avenue. Access to these utilities would be reviewed at the preliminary plan review stage.**

### **Wetlands/Stormwater Runoff**

**The existing properties as well as the proposed project contain significant areas of impervious area. According to the rules and**

**regulations of the Rhode Island Department of Environmental Management, the proposed project can be reviewed under their redevelopment regulations. According to the Town Engineer, the submitted master plans successfully address the stormwater runoff needs for the proposed project according to the redevelopment rules and regulations of DEM. The proposed design will be reviewed in greater depth at the preliminary plan review stage.**

### **Parking**

**The proposed project successfully meets the parking requirements of the VCMU zone.**

### **Traffic**

**The three existing commercial properties have a total of five curb cuts onto Smithfield Avenue and Reservoir Avenue. The proposed project will reduce these curb cuts down to three curb cuts. According to the submitted Traffic Impact Study, the intersection will experience a slight increase in turning movement delays. This conclusion is based solely on the square footage of the proposed use.**

**The Technical Review Committee discussed the Traffic Impact Study. The Committee felt that while there may be a slight delay in turning movements, the overall traffic movements in and around the site will greatly improve due to the reduction of commercial uses within the site from three (3) to one (1) and the reduction of curb cuts from five (5) down to three (3).**

## **Preliminary Plan Submission**

**The plan set contains information exceeding Master Plan requirements. This information has been reviewed conceptually and a thorough review will occur at the Preliminary Plan stage. Based on the conceptual review, the following items should be addressed at the Preliminary Plan stage:**

- a. A subsurface infiltration system is proposed for the roof runoff; however no stormwater treatment is proposed for the parking lot runoff. A Stormwater Management Report is required documenting compliance with the current edition of the Rhode Island Stormwater Design and Installation Standards Manual. Details of the proposed system have not been reviewed.**
- b. Provide approval from Lincoln Water Commission of proposed service.**
- c. Provide sewer flow calculations and design backup.**

**All required permits will be required at preliminary plan stage. This includes, but is not limited to, the following:**

- a. Physical Alteration Permit from RIDOT.**
- b. Approval from the Narragansett Bay Commission.**
- c. Approval from RIDEM's Underground Storage Tank (UST) program.**
- d. Approval from RIDEM's Wetlands**

**Based on the plan submittal, the application has successfully met the**

**requirements of the Master Plan review stage. The Technical Review Committee recommends that the application advance to the Public Informational Hearing stage of review at the March meeting. The TRC will need an updated abutter's list for notification purposes.**

### **Zoning Applications (\*) – March's Zoning Application**

**Tanury Industries, 6 New England Way, Lincoln, RI – Application for a Dimensional Variance for the construction of an addition to an existing commercial building.**

**AP 28, Lot 138 Zoned: ML-0.5**

**Members of the Technical Review Committee reviewed the submitted plans and application. The Technical Review Committee recommends Approval of the Dimensional Variance for the construction of an addition to an existing commercial building. According to the submitted plans and application, the applicant proposes to construct an addition to the existing commercial building in order to accommodate their expanding business. The addition is located in the rear of the property. The Technical Review Committee feels the existing property is an odd shape that limits the buildable envelope. The owner has developed the building within this odd shaped lot. However, due to expanding business opportunities, they need to expand further. The Technical Review Committee feels that the dimensional variance will not alter the general character of the surrounding area and will not impair the intent and purpose of the**

**zoning ordinance and the Comprehensive Plan.**

**Correspondence/Miscellaneous (\*)**

**a. Staff Reports**

**Respectfully submitted,**

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

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**Administrative Officer to the Planning Board**