

Town of Lincoln – Planning Board

100 Old River Road

Lincoln, RI 02865

Dear Honorable Members,

On Wednesday, March 15, 2017 at 3:00 PM, the Technical Review Committee met to review the agenda items for the March 22, 2017 meeting of the Planning Board. In attendance were Al Ranaldi, Russell Hervieux, Peggy Weigner, Leslie Quish, Romeo Mendes, and Michael Gamage. 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, and revised on February 16, 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 (5) 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. The entrance of the building 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 at the preliminary plan stage.

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 this store. All food products will 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 are in front of the Planning Board this month under its consent agenda. 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. The Technical Review Committee recommends approval of these zoning applications.

Utilities

All existing sewer and water services to the existing buildings will be cut and capped at the property lines and new service connections 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 requires 25 parking spaces. The revised site plan successfully meets the parking requirements of the VCMU zone.

Traffic

The three existing commercial properties have a total of six (6) curb cuts onto Smithfield Avenue and Reservoir Avenue. The proposed project will reduce these curb cuts down to three (3) 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 conclusions of 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 six (6) 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 project's submission and barring any unforeseen concerns brought out at the Public Informational meeting, the Technical Review Committee feels that the application has successfully met the requirements of the Master Plan review stage and recommends Master Plan Approval.

Minor Subdivision Review

a. Grandview Avenue Subdivision AP 08 Lot 23 Preliminary Plan Discussion /

- Anthony Caprio Grandview Avenue Approval

This application is under the 2016 Subdivision Regulations and represents the subdivision of one lot into two single family residential house lots. There is an existing house on the original lot which will remain. The applicant is not requesting any subdivision waivers or zoning variances. This project is classified as a minor subdivision. The project is at the preliminary plan review stage.

On March 15, 2017, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within sixty-five (65) 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 May 19, 2017, or within such further time as may be consented to by the applicant.

The preliminary plan submission included the following:

- **Minor Subdivision Plan, Preliminary Plan, Replat of Saylesville Highlands-Lincoln AP 08 Lot 23, 65 Grandview Avenue, Lincoln, RI prepared for Anthony Caprio, 1055 Oaklawn Avenue, Cranston, RI 02920, prepared by Ocean State Planners, Inc. 1255 Oaklawn Avenue, Cranston, RI 02920, dates March 10, 2017.**

Site Layout

The Technical Review Committee reviewed the project submission. The original lot (Parcel B) is a total of 37,160 square feet. This lot will be reduced to 24,441 square feet and the proposed subdivided lot (Parcel A) will be 12,503 square feet. While the newly reduced Parcel B has enough square footage to be subdivided again, the portion of the property that fronts Lakeview Road cannot be subdivided in the future due to the lack of frontage. A note to this effect is on the plans.

In addition to subdividing the original lot into two, the applicant is proposing to move a lot line between Lot 23 and Lot 36 which fronts along Lakeview Road. The original lot line encroaches upon the existing garage. This administrative subdivision will clear up that matter.

Zoning Requirements

The entire property is located within Zoning District RS-12. The proposed subdivision meets all of the requirements of this zone.

Utilities

Public sewer and water are located within Grandview Avenue and are available to the proposed house lot. The exact connection locations will be addressed at the building permit stage. Stormwater management will be required for the new house. The design and type of stormwater management system depends on the size and location of the new house as well as the location and size of the driveway. A detailed review and approval of the house placement, driveway location and stormwater management system will be addressed at the building permit review stage.

Based on the project's submission, the Technical Review Committee feels that the application successfully addresses the requirements set out in the Town's Land Development and Subdivision Regulations. Therefore, the Technical review Committee recommends Approval of this minor subdivision.

Zoning Applications (*) – April's Zoning Application

Lime Rock Baptist Church, 1075 Great Road, Lincoln, RI – Application for Special Use Permit to increase the size of signage and add a message board.

AP29 Lot 263 Zoned: RS-20

Members of the Technical Review Committee reviewed the submitted plans and the revised application for Special Use Permit to increase the size of signage and add a message board. The proposed sign will replace an existing sign and eliminate another sign on the property. The Technical Review Committee recommends Approval of the Special Use Permit. The Technical Review Committee feels that the Special Use Permit 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.

Cumberland Farms, Inc., 823 Smithfield Avenue, Lincoln, RI - Application for Special Use Permit to operate a Gasoline Filling Station (no automotive repair) including the accessory sales of related products.

AP6 Lots 345, 346, 347, 387, 389 Zoned: VCMU

Members of the Technical Review Committee reviewed the submitted plans and application for Special Use Permit to operate a Gasoline Filling Station (no automotive repair) including the accessory sales of related products. The Technical Review Committee recommends Approval of the Special Use Permit. The applicant currently operates an existing Gasoline Filling Station on the property. The applicant intends to purchase several surrounding commercial lots and build a larger Gasoline Filling Station facility. The Technical Review Committee feels that the Special Use permit 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.

Cumberland Farms, Inc., 823 Smithfield Avenue, Lincoln, RI - Application for Dimensional Variance seeking rear relief for a new building.

AP6 Lots 345, 346, 347, 387, 389 Zoned: VCMU

Members of the Technical Review Committee reviewed the submitted plans and application for a Dimensional Variance seeking rear relief for a new building. The Technical Review Committee recommends Approval of a dimensional variance. The applicant intends to purchase several surrounding commercial lots and build a larger facility. The dimensional variance will enable the applicant to place the building further into the lot and create a larger internal travel area where people can maneuver within the site. 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.

Cumberland Farms, Inc., 823 Smithfield Avenue, Lincoln, RI - Application for Special Use Permit to add additional signage for the redeveloped Gasoline Filling Station (no automotive repair) including the accessory sales of related products.

AP6 Lots 345, 346, 347, 387, 389 Zoned: VCMU

Members of the Technical Review Committee reviewed the submitted plans and application for Special Use Permit to add additional signage for the redeveloped Gasoline Filling Station (no automotive repair) including the accessory sales of related products. The Technical Review Committee recommends Approval of the Special Use Permit. The applicant currently operates an existing Gasoline Filling Station on the property. The applicant intends to purchase several surrounding commercial lots and build a larger Gasoline Filling Station facility. The proposed sign package is minimal in nature compared to the overall size of the facility. The applicant took great care to submit only the signs they need to promote their business which is located on the corner of a busy intersection. The Technical Review Committee feels that the Special Use Permit 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.

Michael Reilly, 15 Vista Drive, Lincoln, RI - Application for Dimensional Variance seeking side yard relief for an addition.

AP12 Lot 235 Zoned: RL-9

Members of the Technical Review Committee reviewed the submitted plans and application for a Dimensional Variance seeking side yard relief for an addition. The applicant would like to build an addition to the back of the existing house. The existing house currently extends

into the side yard setback and the applicant intends to continue the new addition along this line. The new addition will not extend any further into the set back than the existing house. The Technical Review Committee recommends Approval of a dimensional variance. 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