

May 19, 2017

Town of Lincoln – Planning Board

100 Old River Road

Lincoln, RI 02865

Dear Honorable Members,

On Tuesday, May 16, 2017 at 3:00 PM, the Technical Review Committee met to review the agenda items for the May 24, 2017 meeting of the Planning Board. In attendance were Al Ranaldi, Russell Hervieux, Peggy Weigner, Leslie Quish, Jeff Almond, Romeo Mendes, and Michael Gagnon. Below are the Committee's recommendations.

Minor Subdivision Review

**a. Cobble Hill Subdivision AP15 Lots 30, 31 & AP19 Lot 129
Preliminary Plan Discussion /**

- Howard R. Smart Trustee Etals Cobble Hill Road Approval

This application is under the 2016 Subdivision Regulations and represents the subdivision of one lot into three residential lots (AP15

Lot 30) and the reconfiguration of two existing lots (AP15 Lot 31 and AP19 Lot 129). The proposed new residential lots will have access from Cobble Hill Road. The two existing lots will have their lot lines reconfigured. 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 May 16, 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 July 20, 2017, or within such further time as may be consented to by the applicant.

The preliminary plan submission included the following:

- “Lincoln, RI Minor Subdivision Plan, prepared for Howard R. Smart Trustee Etals, AP 15 Lots 30, 31 and AP 19 Lot 129, Cobble Hill Road Lladnar Drive, Zone RS-12 & RS-20, dated April 5, 2017 and revised on May 5, 2017 and prepared by Marsh & Long Surveying**

Site Layout

The Technical Review Committee reviewed the project submission. The original lot AP15 Lot 30 is a total of 2.14 acres in size. This lot will be divided into three lots. The two new residential lots meet the square footage requirements for the RS-12 zone and will front along

the existing Cobble Hill Road. The original lot will be reduced to 1.6 acres. The original lot has existing monumentation. The new lots, if approved, should be demarcated according to the submitted plans. The Technical Review Committee recommends that demarcation of the new property lines be a condition of final plan approval. There is an existing house, garage, and barn on the original lot 30. The submitted plans indicate that the existing garage is to be removed. As a condition of final plan approval, the Technical Review Committee recommends that the existing garage be removed or demolished before the final plan is recorded. An appropriate permit would be required by the Building Inspector's office.

The Director of Public Works noted that road drainage collects in front of the two proposed lots. This situation can be addressed with proper grading of the future house sites. During the building permit review stage, the Department of Public Works will review the proposed grading plan of the lots to ensure that this low spot is addressed. The Technical Review Committee recommends as a condition of Final Plan approval, that a note be placed on the recorded plan stating, "During the building permit review stage, the Department of Public Works will review the proposed grading plan of the lots and the corresponding house and driveway to ensure that the existing low spot along the roadway where road drainage collects is addressed."

The other two existing lots, AP15 Lot 31 and AP19 Lot 129 are proposed to have their property lines reconfigured. AP15 Lot 31 will increase in size from 20,100 square feet to 21,840 square feet, while

AP19 Lot 129 will decrease in size from 25,565 square feet to 20,811 square feet. Each newly reconfigured lot will still meet the zoning requirements for where they are located.

Zoning Requirements

The front portion of the project is located within Zoning District RS-12. The rear of the project is located within Zoning District RS-20. The proposed subdivision and the reconfiguration of the existing lots meet all of the requirements of their respective zones.

Utilities

Public sewer and water for the two proposed lots are located within Cobble Hill Road. The exact utility connection locations will be addressed at the building permit stage. Stormwater management will be required for each new house. The exact design and type of stormwater management systems depends on the size and location of each new house as well as the location and size of each new driveway. A detailed review and approval of each new lot's 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 the Preliminary Plan of this minor

subdivision. The Technical Review Committee recommends Approval of the Final Plan with the following Conditions:

- 1. The existing garage on AP15 Lot 30 shall be removed or demolished before Final Plan is approved and recorded. The appropriate permit will be required by the Building Inspector's office.**
- 2. The applicant shall demarcate the new property lines as displayed on the submitted plans.**
- 3. A note be placed on the recorded plan stating, "During the building permit review stage, the Department of Public Works will review the proposed grading plan of the lots and the corresponding house and driveway to ensure that the existing low spot along the roadway where road drainage collects is addressed."**

Major Land Development Review

a. 304 New River Road AP35 Lot 132 & 133 Preliminary Plan Discussion /

- Mark Donfrancesco 304 New River Road Approval

This application is under the 2005 Subdivision Regulations and represents the combination and redevelopment of two residential lots into a 17 unit apartment building with associated parking area, and stormwater management area. Six units will be restricted as affordable units. The property owner received approval from the Town Council in July 2015 for the abandonment of the abutting right-of-ways recorded as Central Street and Avenue "D". The area that made up the right-of-ways was divided between the abutting property owners. The subject property has a combined area of 52,011

square feet. An administrative subdivision is needed to finalize the two road abandonments. On October 4, 2016, the application received a dimensional variance for the lot width.

On May 16, 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 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 September 13, 2017, or within such further time as may be consented to by the applicant.

The preliminary plan submission included the following:

- Preliminary Plan Review Site Plans for Proposed Residential Development AP 35 Lots 132 & 133, 304 New River Road, Lincoln Rhode Island, prepared by D'Amico Engineering Technology, Inc. and revised March 22, 2017.
- Project Narrative and Drainage Analysis Report for A proposed Residential Site Development 304 New River Road, Assessor's Plat 35 Lots 132 and 133, Lincoln RI, prepared for 1383 Atwood Realty, LLC, prepared by D'Amico Engineering Technology, Inc., dated November 22, 2016.
- RIDOT, Physical Alteration Permit No. 161130-A Approval Letter, 304 New River Road, Lincoln, RI. (Assessor's Plat 35 Lots 132 & 133. Reconstruction of Existing Driveway Opening, dated March 28, 2017.

• Rhode Island Department of Environmental Management, Insignificant Alteration – Permit. Wetlands Application No. 16-0295 and UIC Program File No. 001752, dated February 17, 2017.

Site Layout

The Technical Review Committee reviewed the project submission at the Preliminary Plan review level. The proposed project is to remove the existing house, combine the two lots and construct a 17 unit apartment building, associated parking area, and stormwater management area. Six units will be restricted as affordable units. The building will be located on the eastern side of the parcel fronting on New River Road. The western portion of the parcel contains a wetlands complex. The proposed apartment building will be three stories and a mix of one bedroom and two bedroom units. Access to the property is from New River Road. The site plans show a sidewalk that circles the building and extends up to New River Road.

The Technical Review Committee reviewed the proposed site and the surrounding properties. There is a public school within close vicinity of the project. At the Master Plan review stage, the TRC and applicant discussed the options to provide a sidewalk to the existing crosswalk on New River Road to enable residents to cross New River Road and walk to the school. However, due to the unique configuration of the roadway and the location of the various buildings, there does not appear to be a reasonable option of adding a new crosswalk.

During this discussion, the Technical Review Committee noted that the abutting neighbor parks his cars in front of his house along New

River Road. This situation is not ideal for traffic safety. The applicant reached out to the neighbor and offered to construct the neighbor a new driveway. This new driveway will provide the neighbor proper parking area other than along New River Road. The TRC agreed that this solution will help the traffic safety in this area.

Zoning

The property is located within a RG-7 zoning district and will require a special use permit under section 260-9C: Multi-family, 3 or more units. Under Article VII – Inclusionary Zoning, the project will require a minimum of 20% affordable units (4 units). The project will also require a Dimensional Variance for the lot width. The applicant received a Special Use Permit to develop multi-family housing and a dimensional variance of 105 feet of frontage relief on October 4, 2017.

The applicant increased the number of affordable units from the required four (4) units to six (6) units.

The Zoning Official pointed out to the TRC that the original properties and paper streets have not been officially merged as approved during the street abandonment process and presented during the Zoning Board review and approval. The properties need to be merged into one large property via an administrative subdivision. This issue must be resolved before preliminary plan can be approved.

Utilities

Public utilities are available within New River Road. The utility details and proposed connections were reviewed and are acceptable. The

applicant provided sewer flow calculations at the Technical Review Committee meeting. A Narragansett Bay Commission permit is required as a condition of Preliminary Plan. Approval from the Lincoln Water Commission for the public water is required as a condition of Final Plan.

Wetlands/Stormwater Runoff

The western portion of this property has a significant wetlands complex and associated 100 ft. riverbank wetland buffer. The applicant proposes a pervious pavement stormwater management system with associated drain outlet system and reservoir. This system will be located under the parking lot.

At the Master Plan review stage, this system was discussed and the Town Engineer expressed concerns about the system and the suitability of the parcel's soils. The applicant performed test pits and evaluated the underlying soil. The analysis indicated that the soils were acceptable for this type of system. Any stormwater management system must be designed and installed in accordance with the State of Rhode Island Storm Water Design and Installation Manual prepared by the Rhode Island Department of Environmental Management (RIDEM) dated December 2010 and amended March 2015. The RIDEM did a more in-depth analysis of the proposed stormwater mitigation measures and found that the proposal was acceptable. An Insignificant Alteration – Permit (Wetlands Application No. 16-0295) and UIC Program File No. 001752 permit was issued on February 17, 2017.

Parking

The site plan shows 36 parking spaces, two ADA compliant parking spaces, and 3 visitor parking spaces. The proposed parking area is supported by a segmental block retaining wall. There is an area where there is seven foot (7 foot) drop between the parking lot and the abutting property. Construction of the wall may require an easement. The plan's details illustrate how the applicant will address pedestrian and vehicular safety for the area of concern. The plans also successfully addresses §260-31F of the Zoning Ordinance that requires an opaque fence between parking areas and adjoining residential areas for parking areas with more than 20 cars.

Traffic

The proposed project is located within close proximity to Northern Elementary School which is located on the eastern side of New River Road. Many parents park along both sides of New River Road when they drop off and pick up their children. A traffic analysis was conducted and determined that the proposed 17 unit apartment building development will have no significant impact on the two nearby intersections on New River Road. The proposed access driveway will function at a level of service A for both the morning and evening peak hour. A Physical Alternation Permit from the Rhode Island Department of Transportation was issued on March 28, 2017.

Based on the project's submission, the Technical Review Committee

feels that the application has successfully met the requirements of the Preliminary Plan review stage and recommends that this application proceed to a Public Hearing in June.

Major Land Development Review

a. Cumberland Farms Redevelopment AP06 Lots 345, 387, 389, 346, 347 Preliminary 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 May 16, 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 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 September 13, 2017, or within such further time as may be consented to by the applicant.

The preliminary plan submission included the following:

- Letter and enclosures dated May 1, 2017 RE: Cumberland Farms Preliminary Plan Submission for Major Land Development Plat 6 Lots 345, 346, 347, 387, and 389.**
- Site Plan Set for Cumberland Farms Store #1206, VSH#0484, Oracle # RI0484, 823 Smithfield Avenue (Route 126), Lincoln RI 02865, prepared by Civil Design Group, LLC with a last revision date of April 25, 2017.**

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.

During the Master Plan review stage, the Town Engineer and the Technical Review Committee had a question regarding the ownership of the 18” drainage pipe crossing through the site from Smithfield Avenue. This drainage line is owned by RIDOT. The applicant and the Town met with representatives of RIDOT to discuss the proposed improvements to the drainage outlet. The proposed design will be reviewed and approved through the RIDOT Physical Alteration Permit (PAP) review process. A PAP application has been submitted to the State.

Zoning

The proposed project is zoned VCMU (Village Commercial Mixed Use) and received a Special Use Permit on April 11, 2017. The applicant also received their requested dimensional variances for rear yard setback relief as well as signage relief.

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. A formal submission to the Lincoln Water Commission for approval must be made prior to construction. The Town of Lincoln requests to be contacted during construction when the contractor exposes the existing sewer lateral so the Town can determine if the existing sewer lateral is suitable for reuse. This request should be noted in the construction plans.

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 preliminary plans successfully address the stormwater runoff needs for the proposed project according to the redevelopment rules and regulations of DEM. The proposed design has been submitted to RIDEM for review.

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).

All required permits will be required as a condition of preliminary plan approval:

- 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, the Technical Review Committee feels that the application has successfully met the requirements of the Preliminary Plan review stage and recommends that this application proceed to a Public Hearing in June.

b. Lincoln Mall Retail Expansion AP41 Lot 007 Master Plan Discussion /

- Highlands Property Management, LLC 622 George Washington Hwy Approval

This application is under the 2016 Subdivision Regulations and represents the expansion of the Lincoln Mall complex with an addition of a 9,825 square foot building with associated parking and stormwater management systems. This retail building will be located in the southeastern corner of the property between the existing bank and fast food restaurant. The subject property is zoned BL-0.5 (Business Limited).

On May 16, 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 September 13, 2017, or within such further time as may be consented to by the applicant.

The master plan submission included the following:

- Cover Letter prepared by Garofalo & Associates, Inc. and dated April 21, 2017**
- Site Plan for Lincoln Mall Retail Expansion, AP 41 Block 007, 622 George Washington Highway, Lincoln, RI prepared by Garofalo & Associates, dated April 2017.**
- Circulation & Traffic Assessment, prepared by Garofalo & Associates.**
- Drainage Statement, Lincoln Mall - Retail Expansion - Master Plan**

Submission, AP 41 Lot 7, 622 George Washington Highway, Lincoln RI, prepared by Garofalo & Associates, dated April 21, 2017.

Site Layout

As stated above, the proposed land development project represents the expansion of the Lincoln Mall complex with an addition of a 9,825 square foot building with associated parking and stormwater management systems. This retail building will be located in the southeastern corner of the property between the existing bank and fast food restaurant. New landscaped islands will define the parking lot of the bank and the new retail building. A loading zone for the new building is designated in the rear of the building.

The Director of Public Works noted that he often sees large trucks with trailers parked in the area where the proposed building is located. These trucks are there having lunch. He expressed concerns of how these trucks will navigate the new redesigned parking areas. It was suggested that directional signage be installed to direct these trucks to a large paved space behind the restaurant. The Technical Review Committee will work with the applicant's representative in developing a solution.

Zoning

The subject property is zoned BL-0.5 (Business Limited) and this use is allowed by right. The Zoning Official requested an updated parking count to ensure that the entire complex meet the required parking standard.

Utilities

Public sewer and water are available within the complex. Access to these utilities would be reviewed at the preliminary plan review stage.

Approval from Lincoln Water Commission of proposed service will be required at Final Plan. Approval from the Narragansett Bay Commission is needed for this expansion.

Wetlands/Stormwater Runoff

The existing complex as well as the proposed project contains significant areas of impervious area. Stormwater runoff from the proposed building will be connected into the complex's existing subsurface infiltration system. 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 BL-0.5 zone. However, the Zoning Official requested an updated parking count to ensure that the entire complex meet the required parking standard.

Traffic

The applicant's engineer submitted a report title, "Circulation & Traffic Assessment", prepared by Garofalo & Associates. According

to this report, the traffic impact within the complex and the surrounding area will be negligible. The Technical Review Committee feels that no future analysis is needed.

Based on the project's submission, the Technical Review Committee feels that the application has successfully met the requirements of the Master Plan review stage and recommends that this application proceed to a Public Informational Hearing in June.

Zoning Applications (*) – June Zoning Board hearing.

James E. Langlois, 2 Holiday Court, Lincoln, RI – Application for Dimensional Variance seeking front setback relief for the addition of a porch.

AP 11, Lot 118 Zoned: RS 12

Members of the Technical Review Committee reviewed the submitted plans and application for Dimensional Variance seeking front setback relief for the addition of a porch. The application did not provide a reason or hardship as to why they are requesting a dimensional variance. Therefore, the Technical Review Committee could not offer a recommendation of this application.

Sean & Katherine McQuade, 600 Great Road, Lincoln, RI – Application for Special Use Permit to keep chickens and a chicken coup on

property located at 600 Great Road, Lincoln, RI.

AP 22, Lots 004 & 168 Zoned: RS 20

Members of the Technical Review Committee reviewed the submitted plans and application for a Special Use Permit to keep chickens and a chicken coup on property located at 600 Great Road, Lincoln, RI. The property is located in a secluded wooded area. There are no abutting neighbors. The Technical Review Committee recommends Approval of this Special Use variance. The Technical Review Committee feels that the Special Use 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

Albert V. Ranaldi, Jr. AICP

Administrative Officer to the Planning Board