

**June 22, 2017**

**Town of Lincoln – Planning Board  
100 Old River Road  
Lincoln, RI 02865**

**Dear Honorable Members,**

**On Tuesday, June 20, 2017 at 3:00 PM, the Technical Review Committee met to review the agenda items for the June 28, 2017 meeting of the Planning Board. In attendance were Al Ranaldi, Peggy Weigner, Leslie Quish, and Michael Gamage. Below are the Committee's recommendations.**

**Major Land Development Review**

**a.Cumberland Farms Redevelopment AP 6 Lots 345-347, 387,  
389 Public Hearing – 7:00 pm**

**-Cumberland Farms**

**823 Smithfield Ave**

**Preliminary Plan Discussion/**

**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 automatoive 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 Certificte of completeness. According to our Subdivision regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness or within 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 June 21, 2017, RE: Cumberland Farms Preliminary Plan Submission for Major Land Development AP 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 is in the final stages of review and approved through the RIDOT Physical Alteration Permit (PAP) review process. The applicant's engineer has had several productive meetings with the RIDOT and is confident that the applicant can meet the State's requirements. The Town is comfortable with the progress the applicant has shown as it relates to this permit.**

## **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. The applicant's engineer has had several productive meetings with the RIDEM and is confident that the applicant can meet the State's requirements. The Town is comfortable with the progress the applicant has shown as it relates to this permit.

### **Parking**

The proposed project requires twenty five (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). This traffic

**study will be reviewed under the PAP permit process.**

**Based on the project's submission and barring any unforeseen concerns brought out at the Public Hearing, the Technical Review committee feels that the application has successfully met the requirements of the Preliminary Plan review stage and recommends Preliminary Plan Approval with Conditions. The recommended conditions of approval are as follows:**

- 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.**

**The Technical Review Committee recommends that the Final Plan review and approval be delegated to the Administrative Officer. The TRC would like to remind the applicant that an Administrative Subdivision that combines all five lots be recorded before the Final Plan can be approved.**

**b. Lincoln Mall Retail Expansion                      AP 41 Lot 007                      Public  
Hearing – 7:00 PM**

**-Highlands Property Management, LLC      622 George Washington  
Hwy Preliminary Plan Discussion/  
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-9.5 (Business Limited).**

**On June 20, 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 October 18, 2017, or within such further time as may be consented to by the applicant.**

**The preliminary 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 and revised May 25, 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.**

- Parking Statement prepared by Garofalo & Associates, Inc. and dated May 10, 2017**
- Architectural Plans, Project: Outlot Building Retail A, Lincoln Mall, 622 George Washington Hwy, Lincoln, RI 02865 prepared by PFDA Architects, Inc. for Owner: Highlands REIT 332 South Michigan Ave, Ninth Floor, Chicago, IL 60604, and dated May 07, 2015 and revised April 18, 2017.**
- 200' & 400' Radius Map for Lincoln Mall situated on George Washington Highway (RTE, 116) Lincoln, Rhode Island, prepared for Inventrust Properties Management LLC by Garofalo & Associates, Inc. and dated May 2017.**
- ½ Mile Vicinity Map for Lincoln Mall situated on George Washington Highway (RTE 116) Lincoln, Rhode Island, prepared for Inventrust properties Management LLC by Garofalo & Associates, Inc. and dated May 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 on how these trucks will navigate the new redesigned parking areas. The submitted plans show directional signage that will direct these trucks to a proposed large paved and striped space behind the restaurant.**

### **Zoning**

**The subject property is zoned BL-0.5 (Business Limited) and this use is allowed by right. The applicant submitted a Parking Statement concluding that the entire complex meets the required parking standards for this zone.**

### **Utilities**

**Public sewer and water are available within the complex. Access to the public sewer and water was reviewed by the Town and was found to be satisfactory. Approval from Lincoln Water Commission of proposed service will be required at Final Plan. The applicant received approval from the Narragansett Bay Commission for their proposed sewer connection on June 9, 2017.**

### **Wetlands/Stormwater Runoff**

**The existing complex as well as the proposed project contains significant areas of impervious areas. Stormwater runoff from the**

**proposed building will be connected into the complex's existing subsurface infiltration system. The proposed design was reviewed in greater depth at the preliminary plan review stage and was found to be satisfactory.**

### **Parking**

**The proposed project successfully meets the parking requirements of the BL-0.5 zone. The applicant submitted a Parking Statement concluding that the entire complex meets the required parking standards for this zone.**

### **Traffic**

**The applicant's engineer submitted a report titled, "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 and barring any unforeseen concerns brought out at the Public Hearing, the Technical Review Committee feels that the application has successfully met the requirements of the Preliminary Plan review stage and recommends Preliminary Plan Approval.**

**The Technical Review Committee recommends that the Final Plan review and approval be delegated to the Administrative Officer.**

## **Major Land Development Review**

**a. 304 New River Road AP 35 Lots 132 & 133 Public Hearing – 7:00 PM**

**-Mark Donfrancesco                      304 New River Road Preliminary Plan Discussion/  
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. A recently recorded administrative subdivision finalized the two road abandonments. On October 4, 2016, the applicant 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 May 16, 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. During the review stages, 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.**

### **Utilities**

**Public utilities are available within New River Road. The utility details and proposed connections were reviewed and are acceptable. The applicant has submitted an application to the Narragansett Bay Commission. 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. 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 Alteration Permit from the Rhode Island Department of Transportation was issued on March 28, 2017.**

**Based on the project's submission and barring any unforeseen concerns brought out at the Public Hearing, the Technical Review Committee feels that the applicant has successfully met the requirements of the Preliminary Plan review stage and recommends Preliminary Plan Approval with Conditions. The condition of approval is a Narragansett Bay Commission permit.**

**The Technical Review Committee recommends that the Final Plan review and approval be delegated to the Administrative Officer.**

**Zoning Applications(\*) – July Zoning Board Hearing.**

**Kristine Brown & Lea Donovan c/o Kenneth Almstrom, 16 Sir Charles Road, Lincoln, RI –**

**Application for Dimensional Variance seeking side yard setback relief**

**for an addition of a new master bedroom.**

**AP 21, Lot 10 Zoned: RS 12**

**Members of the Technical Review Committee reviewed the submitted plans and application for Dimensional Variance seeking side yard setback relief for an addition of a new master bedroom. The proposed bedroom will be located in the rear of the house. According to the submitted site plan, the existing house currently extends into the side yard setback. The applicant intends to continue the new addition along this line. The new addition will not extend any further into the side yard setback 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**

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

# **Administrative Officer to the Planning Board**