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OFFICE OF THE
TOWN PLANNER

October 18, 2019

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

Dear Honorable Members,

On Tuesday, October 15, 2019 at 3:00 PM, the Technical Review Committee met to review the agenda items for the October 23, 2019 meeting of the Planning Board. In attendance were Al Ranaldi, Francine Jackson, Peggy Weigner, Jeffery Almond, Leslie Quish, Russell Hervieux and Michael Gagnon. Below are the Committee's recommendations.

Comprehensive Permit

a. Mill Conversion	AP 02 Lot 74	Master / Preliminary Plan Discussion
- Dakota Partners	60 Industrial Circle	/ Approval

This application is under the 2016 Subdivision Regulations and represents the redevelopment of a 1.28 acre vacant mill property into a twenty-two (22) unit apartment complex with associated parking. All of the units will be deed restricted as affordable according to RI Housing standards. The complex is proposed to have nine (9) two (2) bedroom apartments and thirteen (13) one bedroom apartments. The apartment complex will contain a community room, office, and a mail room. The project was submitted as a Comprehensive Permit and has requested five (5) waivers. The project is in front of the Planning Board at Master Plan review stage. However, the project has been designed to the Preliminary Plan review standards. The applicant has requested that the Master Plan and Preliminary Plan review stages be combined. The Technical Review Committee confirms that the submission is at the Preliminary Plan review

level. Therefore, the TRC recommends that the application be elevated to Preliminary Plan review stage.

On **October 15, 2019**, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within ninety days (90) days of certification of completeness or within such further time as may be consented to and obtain a written waiver of the deadline from the applicant, approve the master/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 master/preliminary plan review must be made by **January 13, 2020**, or within such further time as may be consented and obtain a written waiver of the deadline from the applicant. This review approval has a **two (2) year approval vesting period**.

The master/preliminary plan submission included the following:

- Application for Comprehensive Permit for 60 Industrial Circle, submitted by Dakota Partners, 1264 Main Street, Waltham, MA 02451, prepared by William R. Landry of Blish & Cavanagh, 30 Exchange Terrace, Providence, RI 02903, received on September 27, 2019.
- *Mill Conversion Issued for Master Plan / Preliminary Plan design Submission 60 Industrial Circle, Lincoln RI*, prepared by Benesch and dated September 27, 2019.
- *Stormwater Management Report, Mill Conversion, 60 Industrial Circle, Lincoln RI*, prepared by Benesch and dated September 27, 2019.
- *Traffic Memorandum, Mill Conversion, 60 Industrial Circle, Lincoln RI*, prepared by Benesch and dated September 27, 2019.
- Letter from the Lincoln Water Commission dated September 24, 2019
- A letter entitled, *Response to Engineering Comments*, prepared by Benesch and dated October 15, 2019.

Site Layout

This application represents the redevelopment of a 1.28 acre vacant mill property. The property contains one building that will be converted into a twenty-two (22) unit apartment complex with associated parking. All of the units will be deed restricted as affordable according to RI Housing standards. The complex is proposed to have nine (9) two (2) bedroom apartments and thirteen (13) one bedroom apartments. The project is located directly behind the under construction mill conversion on 90 Industrial Circle. The proposed mill conversion will compliment this new development. A sidewalk is proposed that will provide access between both developments. The parking area for the apartment complex will be located adjacent to the building along its north side. Access to the parking area is from Industrial Circle. The main entrance to the complex is located on the easterly side of the building.

Zoning

The applicant is seeking a Comprehensive Permit. While the applicant had the ability to submit the application under the Mill Conversion Overlay District (MCOD), the applicant chose to submit the project under a Comprehensive Permit. The Technical Review Committee wants the Planning Board to note that the project was designed to take into consideration all of the requirement of the MCOD.

Under this Comprehensive Permit, the applicant is requesting five (5) waivers. The five (5) waivers are as follows: Waiver to allow multi-family residential use, a waiver to reduce the number of parking spaces from the required 44 spaces to 38 spaces, a waiver to reduce the size of the parking spaces from 9' x 20' to 9' x 18', a waiver to reduce the required 100' buffer between a residential use down to 4', and a waiver to replace granite curbing along Industrial Circle with concrete curbing.

The Technical Review Committee reviewed the submitted plans and application against the goals and policies of the Comprehensive Plan and the Town's Affordable Housing Plan. Based on this review, the Technical Review Committee feels that the requested waivers are reasonable and do not diminish overall intent of the town's Subdivision regulations and Zoning ordinance. Many of the waivers are a result of the placement of the existing mill building and the limited remaining area available to accommodate the needs of a residential use.

Utilities

Public sewer and water are available to this property. Public sewer is available in Industrial Circle. Public water is available from a new water line installed for the apartment complex at 90 Industrial Circle. The new water line runs through an existing easement.

Wetlands/Stormwater Runoff

According to the submitted plan set, there are no known wetlands or water courses within or immediately adjacent to the subject property. Stormwater runoff from the site will be controlled by a number of bioretention basins and drywells. A maintenance plan was submitted and reviewed. The Town Engineer reviewed the submitted Stormwater Management design and maintenance plan and the applicant has successfully addressed her concerns. A RIPDES/Stormwater Construction Permit from RIDEM will be required as a condition of Preliminary Plan approval.

Parking

The proposed project is requesting five waivers. Many of the waivers are a result of the placement of the existing mill building and the limited remaining area available to accommodate the needs of a residential use. The applicant requests a waiver to reduce the number of parking spaces from the required 44 spaces to 38 spaces and a waiver to reduce the size of the parking spaces from 9' x 20' to 9' x 18'. During the TRC meeting, the applicant pointed out that the requested waivers allows them to incorporate a sidewalk and greenspaces within the parking area. The parking area also accommodate several bioretention basins.

Traffic

The Technical Review Committee and the Town Engineer reviewed the submitted sight distance plan. This plan indicates that there are sufficient sightlines from the proposed parking area entrance.

Based on the Master/Preliminary Plan submission and review, the Technical Review Committee feels that the applicant has successfully addressed the requirements of a Preliminary Plan review level. The Technical Review Committee recommends that the project advance to a Public Hearing at next month's meeting.

Major Subdivision Review

- a. Kirkbrae Ledges Subdivision – Phase 11 AP 32 Lot 45 Remediation Bond Review
- Kirkbrae Ledges, LLC Lancers Lane & Hemlock Road / Approval

This major subdivision project is under the 2005 Subdivision Regulations and represents the subdivision of one lot into 10 single-family residential lots and one undeveloped lot to be deeded as permanent open space. The ten house lots are proposed to be developed off of an extension of Lancers Lane. This street extension will have two new cul-de-sacs. This subdivision received Final Plan approval on September 9, 2019.

The applicant is preparing to start construction. The subdivision regulations require that a remediation bond be posted. The Town Engineer has calculated this amount to be \$121,400.00 - see enclosed bond letter. This amount includes erosion controls, loam and seed for site stabilizing areas of disturbance, and installing a chain link fence around portions of the site. The TRC reviewed the submitted bond information and recommends **approval** of this request.

The town usually requires a cash remediation bond. However, due to the large amount of the bond, the applicant asked if he can post a surety bond. The Town Planner asked the Finance Director if he would be comfortable with a surety bond. The Finance Director approved this request. The surety bond is good for a two (2) year period.

- b. Cara Drive Extension AP 17 Lots 95 Preliminary Plan Reinstatement
- Verna Derderian Cara Drive Discussion / Approval

This major subdivision was reviewed and approved by the Planning Board on November 28, 2012. The approval vesting period was tolled to July 01, 2019. A letter was sent to the applicant approximately one month before the expiration date. On September 15, 2019, the applicant submitted a letter indicating that she would like to have the subdivision reinstated. The approval vesting period for a major subdivision is two years. The Technical Review Committee reviewed this request and recommends **Approval** of this request. If approved by the Planning Board, this approval will expire on October 23, 2021.

Zoning Applications (*) – November Zoning Applications

Holly Wood, 21 Vaughn Street, Greenville, RI – Application for Special Use Permit to allow a pet daycare facility and overnight kennel facility for property located at 690 George Washington Highway, Lincoln, RI.

AP 30, Lot 23

Zoned: ML-0.5

(Continued from October 1, 2019 meeting – new supplemental information was submitted)

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application seeking a Special Use Permit to allow a pet daycare facility and overnight kennel facility for property located at 690 George Washington Highway, Lincoln, RI. The committee cannot offer a recommendation due to a lack of information. Even though a new site plan was submitted, the application did not present a detailed site plan showing where people will drop off and pick up their animals and where will employees park. The site contains several

other businesses. The application did not discuss how these existing businesses would interact with the pet daycare facility. The application mentioned overnight boarding of pets. A vehicular circulation was not discussed and lighting plan was not provided.

690 George Washington Highway, LLC, 690 George Washington Highway, Lincoln, RI – Application for Special Use Permit to allow additional signage for businesses located at 690 George Washington Highway, Lincoln, RI.

AP 30, Lot 23

Zoned: ML-0.5

(Continued from October 1, 2019 meeting – no new supplemental information was submitted)

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application seeking a Special Use Permit to allow additional signage for businesses located at 690 George Washington Highway, Lincoln, RI. The committee cannot offer a recommendation due to a lack of information. The application did not discuss what types of businesses they hope to attract. The application did not discuss the types of businesses that already exist in the building. Several large box trucks were on site during the site visit. The Committee also noted four loading docks in the rear of the building. The application does not show these docks in their plan. Will these loading docks be eliminated or used by future businesses? A vehicular circulation was not discussed and lighting plan was not provided.

690 George Washington Highway, LLC, 690 George Washington Highway, Lincoln, RI – Application for Dimensional Variance seeking relief on required number of parking spaces for multi-tenant commercial building located at 690 George Washington Highway, Lincoln, RI.

AP 30, Lot 23

Zoned: ML-0.5

(Continued from October 1, 2019 meeting – no new supplemental information was submitted)

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application seeking a Dimensional Variance seeking relief on required number of parking spaces for multi-tenant commercial building located at 690 George Washington Highway, Lincoln, RI. The committee cannot offer a recommendation due to a lack of information. The application did not discuss what types of businesses they hope to attract. The application did not discuss the types of businesses that already exist in the building. A vehicular circulation was not discussed and lighting plan was not provided.

Dean & Jessica O’Flaherty, 660 Great Road, Lincoln, RI – Application for Dimensional Variance seeking front and rear relief for the construction of a detached garage on property located at 660 Great Road, Lincoln, RI.

AP 22, Lot 69

Zoned: RS-20

(Continued from October 1, 2019 meeting – no new supplemental information was submitted)

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application seeking front and rear setback relief for the construction of a detached garage on property located at 660 Great Road. The Technical Review Committee recommends **Approval** of this application according to the submitted plans and application. The Technical Review Committee feels that the application presents the least relief needed and is not the result of any prior action of the applicant. The existing house lot is irregular in shape. In addition, the

400 New River Road, LLC, P.O. Box 238, Manville, RI – Application for Special Use Permit
to add one additional residential unit to an existing multi-unit residential building located at 314
New River Road, Lincoln, RI.
AP 34, Lot 26 Zoned: RG-7

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP
Administrative Officer to the Planning Board