



Burrillville Planning Board

Meeting Minutes

November 6, 2023

CALL TO ORDER: Chairman Stephen Foy called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Stephen Foy (Chairman), John Bonin (Secretary), Bruce Ferreira, Michael Lupis, Dov Pick, Ken Raspallo and Joshua Razee.

MEMBERS ABSENT/EXCUSED: Leo Felice (Vice Chairman)

ACCEPTANCE OF MINUTES: October 2, 2023

Voted to accept the October 2, 2023 minutes. Motion by Bruce Ferreira. Seconded by Josh Razee. Motion carried unanimously.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS

Rebel-Union Partners, LLC, 0 Bronco Highway, AP 114 Lot 062: Major Land Development, Retail Store, Pre-Application Plan Review.

Mark Diablo of Rebel Union Partners and Engineer Jim Cassidy presented the pre application plan for a 10,640 square foot “dry goods” retail store on this general commercial and A-80 zoned parcel. As proposed, this plan meets all minimum requirements set in Burrillville Zoning Ordinance 30-202 for frontage, area and setbacks. The applicant does not see the business need for the 100 required parking spaces per Section 30-156 Off-street parking and loading. (a) Off-street parking. (1) d. Retail and service business: *One car space for every 90 square feet of floor space devoted to sales, plus one car space for every two employees.* The applicant proposed 37 spaces based on previously constructed facilities and requests a letter of recommendation to the Zoning Board of Review for relief of 63 spaces. With this, the applicant seeks a letter of recommendation from the Planning Board. Access proposed off Bronco Highway with application to DOT for curb cut. Proposed tie into Town sewer via an easement and water proposed be via private well.

During questioning from the Board, details requested regarding type of business to evaluate parking was requested. Mark Diablo responded that he is unable to disclose details at this time without client consent. Jim Cassidy noted that the parking lot design accommodates projected customer and delivery traffic patterns and flow and added that there is room on the side of the building for future lot modifications of needed.

Voted to forward letter of recommendation to the Zoning Board of Review relief of 63 parking spaces from the 100 required per Sec 30-156. Motion by Josh Razee. Seconded by Bruce Ferreira. Motion carried unanimously.

Clear River Farms 860-900 East Wallum Lake Road Map 121 Lot 001: Preliminary Plan Extension Request #4, Minor Rural Residential Compound, 3 lots with road.

Attorney David D’Agostino presented the fourth one-year extension of the 2018 preliminary plan approval stating that the property owner is in litigation with an abutter siting this as good cause. A resolution is expected by end of November 2023. The Board was of the opinion that good cause was shown and

Voted to approve the 4th extension of the Preliminary Plan approval. Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

Amendments to Zoning Ordinance, Development Regulations, and Comprehensive Plans Regarding 2023 Legislative Acts and Recommendation to Town Council.

Consultant Jeff Davis of Horsley Witten reviewed 2023 legislation and track changes/draft response amendments to articles 30-3 Definitions, 30-33 Modifications 30-34 Zoning Board of Review, 30-35 Amendments, 30-71 Zoning District Uses, 30-73 Non-Conformance, 30-164 Inclusionary Zoning, 30-214 Criteria for SUP (New), 30-215 Adaptive Reuse (New) and, 30-216 Unified Development (New).

After review and discussion, the Board found the final draft revisions consistent with the Burrillville Comprehensive Plan. With careful consideration, the Board discussed repeal of Inclusionary Zoning Sec. 30-164 due to Rhode Island General Assembly enabling legislation amendments being unreasonable. The Board was of the opinion that legislation quadrupling of the number of bonus market rate units for each created affordable is unsustainable.

After review and discussion of the final draft with revisions, the board found it be consistent with the Burrillville Comprehensive Plan. They voted unanimously (6-0) to forward a positive recommendation to the Town Council to adopt the final draft with revisions and to repeal Section 30-164 Inclusionary Zoning

Voted to forward a positive recommendation to the Town Council to repeal Section 30-164 Inclusionary Zoning and adopt all final draft revisions. Motion by Dov Pick. Seconded by Bruce Ferreira. Motion carried unanimously.

ADMINISTRATIVE REPORTS:

Morisseau-Cantoral, Ainsley 0 & 1501 Victory Highway, AP 146 Lots 022 & 024: Administrative Subdivision. Accept for the record.

Mencucci, Carlo & Betty, 1501 & 1777 Victory Highway, AP 146 Lots 024 & 015: Administrative Subdivision. Accept for the record.

Voted to accept all Administrative Reports for the record. Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

OTHER BUSINESS

2024 Planning Board Meeting and Submission Deadline Calendar. Accept for the record.

Voted to accept the 2024 Planning board Calendar. Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

ADJOURNMENT: Voted to adjourn at 8:20pm. Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

Stephen Foy, Planning Board Chairman
Nicole Stockwell, Administrative Aide