



Burrillville Planning Board

Meeting Minutes

March 4, 2024

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) and Amol Jadhav.

ACCEPTANCE OF MINUTES: February 5, 2024

Voted to accept the February 4, 2024 minutes. Motion by Dov Pick. Seconded by Ken Raspallo. Motion carried unanimously.

CORRESPONDENCE: Receive and File

- Letter from James Langlois, Chairman of the Redevelopment Agency, dated February 1, 2024, requesting all Planning Board applications with projects located within a Redevelopment District be referred to the Burrillville Redevelopment Agency for review and advisory opinion.
- Letter from James Langlois, Chairman of the Redevelopment Agency, dated February 29, 2024 expressing opposition to the approval of the Rebel Union Partners, LLC application.
- Letter from Better Mencucci of the Burrillville Historical and Preservation Society, dated March 1, 2024, expressing concerns for right of way access to historical cemetery in regards to the Rebel Union Partners, LLC application.

OLD BUSINESS: None

NEW BUSINESS:

- **Rebel-Union Partners, LLC, 0 Bronco Highway, AP 114 Lot 062: Major Land Development, Preliminary Plan Review, Unified Development Review-Use Variance, Public Hearing** under RIGL 45-24-46.4 and Burrillville Land Development Regulations 15-6.6 and 15-6.9:

1. Requesting review of Preliminary Plan for 10,640 square foot dry goods retail store in the General Commercial Zone, A-80 Aquifer Zone and Route 102 Overlay District.
2. Requesting relief from Zoning Ordinance 30-210(b)(2) to allow retail use with access via Route 102.

Attorney Dane Arden of Darrow Everett, LLC and Engineer Jim Cassidy of Hallisey Pearson & Cassidy were present to present the plan for Rebel Union Partners, LLC. Chairman Foy gave a history of this Major Land Development Project for a proposed 10,640 sf dry goods retail store with 37 parking spaces on recently subdivided lot 114/012. Access is proposed via Bronco Highway. This parcel is located in the General Commercial Zoning District, Development Management District and A-80 aquifer. The parcel meets minimum standards and setbacks for GC and A-80 however; it does not for the Development Management District, requiring 4 variances. Chairman Steve Foy noted this application went before the Planning Board as a Pre-Application on 11/6/23 then before the Zoning Board on 11/14/23. The Zoning Board granted two dimensional variances granting: 1.) relief of 63 parking spaces from the minimum of 100 per article 30-156(a)(1)(d) to allow 37 spaces (without stipulations); and 2.) relief of 10 square feet from maximum of 40 square foot sign per article 30-157(g)(1) allowing a 50 square foot internally lit sign (without stipulations). This application requires two additional variances from: 1.) Article 30-210(b)(2) which prohibits commercial retail use with access via Bronco Highway and 2) Article 30-210(b)(4) which requires maintenance of a 50-foot vegetative buffer on Bronco Highway. The Planning Board will consider these two variance requests under Unified Development review along with the

Preliminary plan application, which included 3/2/2024 plan revisions made in response to the Casali Engineering peer review.

Attorney Dane Ardente reviewed the standards for approval of this application followed by plan review from engineer Jim Cassidy who reviewed the development plan. Traffic Engineer Amy Allen from Green International affiliates, Inc. reviewed the January 2024 Traffic Impact and Access Study report, which concluded there is adequate sight distance at the driveway for safe entrance and exit onto Bronco Highway and estimated the development will have an insignificant impact on the roadway network.

During questioning from the board, further detail was requested about the sewer right of way, access to the historic cemetery, drainage and amount of clearing proposed in the vegetative buffer along Bronco Highway. The Board requested a detailed plan to ensure the proposed frontage/façade landscape maintains the rural character of Bronco Highway. The Board also noted that the response revisions to the plan were received

During public comment, James Langlois and George Lough of the Burrillville Redevelopment Agency spoke in opposition of the project.

During discussion, Chairman Steve Foy recommended a continuance of this application to the April 1, 2024 meeting to allow for: 1.) a second peer review of the response revisions, 2.) provide a rendering of the site view from Bronco Highway that maintains the rural character, 3.) provide accessible ROW to the historical cemetery and produce deed history.

Voted to continue the application for Rebel-Union Partners, LLC to the April 1, 2024 meeting. Motion by Dov Pick. Seconded by Bruce Ferreira. Motion carried unanimously.

Granite River Village, Graniteville Rd, AP 142 Lot 021: Major Land Development, Major Changes to a Final Plan, Unified Development Review-Use Variance, Public Hearing under RIGL 45-24-46.4 and Burrillville Land Development Regulations 15-6.9 and 15-5.13(c):

1. Requesting major changes to final recorded plan in request for relief from Zoning Ordinance Section 30-71(2)(4) Zoning District Uses, Residential Uses, Mixed Use Building, Requesting relief to convert a mixed-use building to a multi-family dwelling in a General Commercial Zone. Specifically, units 11, 13, 15 & 17 from commercial to residential use, with two units being affordable.
2. Requesting additional changes to final plan as specified in application.

Attorney Dane Ardente of Darrow Everett, LLC and applicant Danielle Armstrong of D. Armstrong Realty presented the application. Attorney Dane Ardente reviewed the standards for approval of the requested major changes and Use Variance necessary for the conversion of the 4 commercial units into residential studio condos. Fire Marshall Mike Dutilly and State Fire Marshall have reviewed and approved the proposed plan. In addition to this major change (unit conversion) and variance request, the applicant also requested minor changes to include waivers from: 1.) Installation of an ornamental picket fence around the retention pond; 2.) Extension of the walking path behind buildings 2 & 3; 3.) Installation of a Gazebo behind buildings 2 & 3; 4.) Installation of pedestrian access and extended path to Chapel Street. Applicant Danielle Armstrong noted she is working with the residents of the development to complete the remaining punch list items she inherited when she purchased the development. She also requested their opinion and approval of the proposed major and minor plan changes.

During questioning, the Board requested consideration of additional affordable units to which developer Danielle Armstrong agreed to add an additional unit to deed restrict 3 of the 4 units as affordable.

During public comment, Rick Beaudreau of 18 Callahan School Street and Ron Mc Dermott and Brian Kelly of the Graniteville Home Owners Association all spoke in favor of the proposed major and minor changes.

During discussion, the Board had positive opinion of the proposed changes and echoed the standards of approval as presented by attorney Dane Ardente.

Motion to approve with Findings of Fact read by John Bonin.

Voted to approve Use Variance under Section 30-71(2)(4) Zoning District Uses, Residential Uses, Mixed Use Building, granting relief to convert a mixed-use building to a multi-family dwelling in a General Commercial Zone. Specifically, units 11, 13, 15 & 17 from commercial to residential use, with three units being affordable.

Motion by John Bonin. Seconded by Bruce Ferreira. Motion carried unanimously.

Voted to approve major changes to final plan dated 11/19/2009 to 1.) Allow a change of use for Building One (11-25 Graniteville Rd) from mixed use to multifamily residential. Specifically units 11, 13, 15 & 17 to convert to 4 studio apartments (1 market and 3 LMI) with issuance of a Use Variance under Unified Development Review and to grant the following waivers with conditions:

Waivers from the construction of:

- 1.) Installation of an ornamental picket fence around the retention pond.
- 2.) Extension of the walking path behind buildings 2 & 3.
- 3.) Installation of a Gazebo behind buildings 2 & 3.
- 4.) Installation of pedestrian access and extended path to Chapel Street.

Conditioned upon the completion of:

- 1.) Punch list items identified by letter dated 2/25/20 and updated 5/7/23 from Granite River Village Board of Directors to Sathuen Sa, previous owner of the development.
- 2.) Conversion of four commercial units to four housing units with three of them being deed restricted affordable housing units. (Units 11, 15 & 17 are affordable units. Unit 13 is market rate).
- 3.) Installation of 15-20 6' evergreen tree buffer between units and abutting multi-unit house.
- 4.) Installation of a retaining wall behind the dumpster.
- 5.) Installation of a development sign with stone columns.
- 6.) Installation of missing parking lot light.
- 7.) Installation of a sidewalk around building 1 providing ADA accessibility from the back parking lot to the front units.
- 8.) Replacement/Installation of missing or dead trees and shrubs.
- 9.) Installation of an enclosure around the existing dumpster.
- 10.) Relocate the building 1 dumpster to a location approved by the Granite River Village HOA Board of Directors.
- 11.) Proposed changes/site improvements must be completed to the satisfaction of the Planning Director prior to the issuance of the Certificate of Occupancy.
- 12.) The proposed changes and improvements must be completed to the satisfaction of the Planning Board is prior to the release of the construction bond.

Motion by John Bonin. Seconded by Bruce Ferreira. Motion carried unanimously.

ADJOURNMENT: Voted to adjourn at 9:35pm. Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

Stephen Foy, Planning Board Chairman

Nicole Stockwell, Deputy Planner/Administrative Support