

**MINUTES OF THE PLANNING BOARD MEETING OF OCTOBER 2, 2017  
AT THE JESSE SMITH LIBRARY COMMUNITY ROOM  
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

**I. CALL TO ORDER:**

**Meeting was called to order at 7:02 p.m., Jeffrey Partington, Chairman, presiding.**

**Members Present:** Jeffrey Partington, Marc Tremblay, Dov Pick, Leo Felice, Bruce Ferreira, Michael Lupis, and Christopher Desjardins.

**Members Absent:** Robert Woods and Jeffrey Presbrey.

**Others Present:** Raymond Goff, Planner and Christine Langlois, Deputy Planner.

**II. ATTENDANCE REVIEW:**

Mr. Partington acknowledged that both Mr. Woods and Mr. Presbrey were excused.

**III. ACCEPTANCE OF MINUTES:**

The **minutes of the Planning Board meeting of September 11, 2017 and workshop minutes of September 19, 2017** were read. *A motion to accept both sets of minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously.*

**IV. CORRESPONDENCE:**

- Letter from the Blackstone River Coalition regarding the water quality of the Blackstone River watershed;
- Memo from the Town Clerk requesting a Recommendation from the Planning Board on revisions to the Zoning Ordinance;

**V. NEW BUSINESS:**

**Econox Renewables (Sandberg Machine), 806 Broncos Highway Solar Development, Burrillville; Map 195, Lot 4:** *Preliminary Minor Land Development Plan Review/Recommendation to Zoning Board:* Mr. Scott Milnes, of Econox Renewables, Mr. Andrew Vardakis, of Amec Foster Wheeler Environmental & Infrastructures, and Mr. Bruce Sandberg, property owner, were present for the review of the Preliminary plan submission of a 250 KW DC solar array system request. Mr. Milnes told the Board that the plan this evening is the same one the Board had reviewed at last month's meeting and that all required documents for review have been submitted. Mr. Vardakis began by citing the property location as 806 Broncos Highway, which is currently owned by Sandberg Machine. The project consists of a 250 KW DC solar array system, set back from Broncos Highway, approximately one acre in size, surrounded by a security fence. Tree clearing involves approximately 2.5 acres. Located within the array are seven inverters and eight transformers, with underground electric proposed to two new poles, which will be located along Broncos Highway. A RIPDES permit has been submitted, which is currently under review. He noted that a decommissioning plan has been provided within the necessary documentation for submission. He then asked for any questions from the Board members.

Mr. Tremblay questioned why the solar project needed to submit for a RIPDES permit. Was it in regards to stormwater? Mr. Vardakis told the Board that because more than one acre of the lot was being disturbed for the solar project, the application needed to receive RIPDES approval. The application was submitted to RIDEM, which includes a stormwater checklist, site affidavit, application form, site plans and a soil erosion and sediment control plan.

Although the project is staying out of the wetlands and associated buffers, the wetlands and delineated areas have been flagged for field verification by RIDEM.

Mr. Pick, for the record, requested the size of the lot. Mr. Vardakis stated it was 14.7 acres and the fenced area is .9 acres or 6% of the lot coverage.

Mr. Ferreira questioned whether the application has received all approvals from RIDEM. Mr. Vardakis said that the application is still under review but the Board could consider rendering a conditional approval of the project. Mr. Ferreira noted that he was not comfortable with a conditional approval and said that he would prefer the review be continued until the RIPDES approval is granted.

Mr. Lupis questioned the life span on the solar installation. Mr. Milnes said that the tariff (with National Grid) is 20 years; the modules will be at approximately 80% at age 25. The inverters will have a 20 year life span. Mr. Lupis then asked if when the array is at end of life, do the modules be replaced, or has there been a case where everything is stripped out and trees are planted. Mr. Milnes responded that the answer is within the decommissioning plan. As this particular site is a commercial one, he assumed that commercial activity would take place.

Mr. Partington questioned whether any major changes in technology would have an effect on the array. Could the panels be changed out in the middle of the tariff period? Mr. Milnes noted that it would probably not be economically feasible for that to happen, as the panels are the most expensive element of the system.

Having no further questions, *a motion was made by Mr. Tremblay to render conditional approval for the land development proposed by Econox Renewables on the Sandberg Machine property located at 806 Broncos Highway in accordance with R.I.G.L. 45-23-60 and to forward a favorable advisory to the Zoning Board on the issuance of a Special Use Permit, with the following findings of fact to serve as the decision of record. The Land Development is:*

- *Consistent with the Town's Comprehensive Plan, specifically, Chapter VII Economic Development, Policy VII.1.b. "Support the use of renewable energy for both commercial and residential interests";*
- *Complies with the Town's Zoning Ordinance, specifically Section 30-211. Roof and Ground-mounted Solar Photovoltaic Installations, (e) Standards: 1. Planning Board approval; 2. Access – Broncos Highway; 3. Lot Coverage – is less than the maximum required 20%; 4. Setbacks; 5. Maximum height; 6. Screening; 7. Security; and 8. Land Clearing;*
- *Will have no significant environmental impacts as all elements of the project will remain outside of the designated 50-foot wetland buffer. The project is awaiting RIDEM Preliminary Determination on the wetlands edge;*
- *Will not result in the creation of an unbuildable lot as the solar installation is considered an accessory use to the principal use of the property;*
- *Will have adequate and permanent physical access to a State Road, Broncos Highway;*

*Conditioned upon a Special Use Permit being granted by the Zoning Board of Review and receipt of a Preliminary Determination from RIDEM Wetlands, which does not alter the existing site configuration as presented on the revised plan date 08/23/2017.*

*The motion received a second from Mr. Felice and carried with six (6) votes in favor (Tremblay, Pick, Felice, Partington, Lupis, Desjardins) and one (1) opposed (Ferreira). The motion passes.*

**Discussion/Recommendation to Town Council on Proposed Amendments to Chapter 30 Zoning Ordinance, specifically Section 30-3. Definitions; Section 30-71. Zoning District Uses; Language addition of Section 30-162. Medical Marijuana:** The Board reviewed draft language, dealing with medical marijuana, for consideration by the Town Council for incorporation into the Town's Zoning Ordinance under a new section (Section 30-162). A few minor changes were suggested which included adding a definition for Marijuana Cultivation and elimination of a special use allowance for Caregiver Cultivation in the VC (Village Commercial) district.

*A motion was made from the Chair to forward a favorable recommendation to the Town Council on the inclusion of language dealing with medical marijuana with two corrections: add a definition, under Section 30-3 Definitions, for Marijuana Cultivation, and change the Special Use option under Village Commercial (VC) to a non-allowed use, under Table 1 under Section 30-71. Zoning district uses. The motion received a second from Mr. Tremblay and carried unanimously by the Board.*

**VI. OTHER BUSINESS:**

**Report from Administrative Officer:** The Board reviewed the report from the Administrative Officer for the month of September. They noted that during September, no Certificates of Completeness were issued, no plans were endorsed and no submissions were rejected as incomplete.

*Having nothing further, a motion to adjourn was made by Mr. Ferreira at 8:03 p.m. The motion received a second from Mr. Pick and carried unanimously by the Board.*

Recorded by: M. Christine Langlois  
M. Christine Langlois, Deputy Planner