

**MINUTES OF THE PLANNING BOARD MEETING OF DECEMBER 5, 2016
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 7:00 p.m., Jeffrey Partington, Chairman, presiding.

Members Present: Jeffrey Partington, Robert Woods, Mark Tremblay, Leo Felice, Bruce Ferreira, Michael Lupis, Dov Pick, Christopher Desjardins and Jeffrey Presbrey.

Others Present: Attorney Robert Mitson, Jeffery McCormick, DPW Director, Thomas Kravitz, Planning Director and Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that all of the members were present.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of October 3, 2016** were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously by the Board.*

IV. CORRESPONDENCE:

- Memo from the Ordinance Subcommittee regarding "Brewery or Distillery"
- Agreement for 74-84 Pascoag Main Street [regarding affordability funds]
- Memo from the Ordinance Subcommittee regarding Taxation of Renewal Energy Systems

V. NEW BUSINESS:

Seminole Development LLC, Mount Pleasant Road, Burrillville; Map 45, Lot 1 & Map 62, Lot 35: *Preliminary Major Rural Residential Compound Review/Public Hearing:* Mr. Paul Vanasse and Mr. John Somyk, of Seminole Development as well as surveyor Marc Nyberg, of Marc N. Nyberg Associates, were in attendance to represent the request. Mr. Kravitz began the discussion by outlining the history of the Mount Pleasant development's review:

- Development consists of two separate properties (having more than enough acreage to comply with the rural residential compound ordinance): Lot 35 containing 55 acres; Lot 1 containing 60 acres;
- Relief granted by the Zoning Board to combine the lots and cluster the homes, mostly on Lot 1, with 2 lots located on Lot 35;

He noted that he has a memo from the DPW Director regarding his review of the project along with correspondence from the fire department in regards to the 10,000 gallon water cistern (for fire protection). He also noted that a site distance report was submitted in regards to previous concerns with a curve in the road near the proposed entrance.

Mr. Somyk then introduced himself to the Board and proceeded to provide details in regard to minimizing the wetlands crossing, utilizing wetlands plants vs. detention areas. He noted the plan provides for larger size lots in keeping with the surrounding homes, setting aside a good portion as open space.

cousin (Craig Wright) to utilize this access through his property. The Board told him that the access issue is something he would have to work out with the owners.

Having no further questions or comments from the public, the Public Hearing was closed at 7:30 p.m.

Having no further discussions, *a motion was made by Mr. Ferreira to direct the Planner to prepare a positive Findings of Fact for the Rural Residential Compound plan for Seminole Development, with the conditions stipulated this evening, to be addressed by the Planning Board at their meeting of January 9, 2017. The motion received a second from Mr. Tremblay and carried unanimously by the Board.*

Burrillville Department of Public Works Proposed Public Works Facility, Clear River Drive, Oakland; Map 161, Lots 6 & 15; Map 178, Lot 5: *Request to combine the Master & Preliminary Plan Review:* The Board reviewed correspondence received from Crossman Engineering, requesting a combined Master-Preliminary plan review of the proposed new Department of Public Works Facility. Mr. Presbrey pointed out that the concept plan, which the Board had reviewed earlier this year, could have served as Master-Preliminary plan with the amount of information that was provided at that time. *A motion was made by Mr. Tremblay to approve the request to combine the Master-Preliminary plan review of the proposed new DPW facility for Clear River Drive in Oakland. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

Discussion/Recommendation to Town Council on Revisions to Zoning Ordinance & Taxation: *Section 30-211. Ground Mounted Solar Photovoltaic Installations and Section 30-71. Zoning District Uses, Section 4. Public and semipublic uses: (17) Solar photovoltaic installations; Section 25 Taxation:* The Board reviewed potential revisions to the Zoning Ordinance dealing with ground mounted solar photovoltaic installations, and the recent enacted legislature to provide for the taxation of these systems where a feed-in-tariff arrangement allows for the recipient to sell back generated power to the Grid. In accordance with the present language of the Zoning Ordinance, an application for a ground mounted solar photovoltaic installation allows for a size of 250 KW and above, only in the General Commercial. The proposed changes to the ordinance would allow for sizes of 250 KW and below in other locations around the Town. However, National Grid is the only power generator that currently participates in the feed-in-tariff program. Mr. Kravitz told the Board that he has provided a map he created to delineate the location of National Grid service and the location of the Pascoag Utility District service area. He referenced several other towns' ordinances (Glocester, North Kingstown) dealing with solar installations and their approach to the issue. During discussions, it was agreed that the standards for such installations should be placed within the Zoning Ordinance instead of the Planning Board Development Plan Review Section. The Board also offered the following, as guidance to the Planner in his preparation of the ordinance changes:

- Allow for solar installations with a floor threshold of 250 KW or smaller
- Allow for solar installations in all zoning designations

In reviewing the Planning Board meeting schedule for the upcoming year of 2017, the Chairman noted that in the month of July, the regular Planning Board meeting would occur the day before the 4th of July. A motion was made from the Chairman to move the regularly scheduled Planning Board meeting from July 3, 2017 to July 10, 2017. The motion received a second from Mr. Tremblay and carried unanimously by the Board.

A motion to adjourn was then made by Mr. Ferreira at 8:47 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