



Burrillville Planning Board Minutes

June 8, 2020

7:00 PM Zoom Meeting

This meeting was in accordance with the provisions of the Governor's Executive Order 20-25. All members of the Burrillville Planning Board will be participating remotely. Members of the public can listen and/or participate in the meeting, as required, by the means listed below:

ID#: 952 3428 4982

Link: <https://zoom.us/j/95234284982>

Phone: 877-853-5247

- I. CALL TO ORDER:** The meeting was called to order at 7:00 pm, Jeffrey Partington, Chairman, presiding.
- II. ATTENDANCE REVIEW: Members Present:** Jeff Partington(Chair), Christopher Desjardins, Steve Foy, Michael Lupis, Bruce Ferreira(Secretary) Ken Raspallo Dov Pick and Leo Felice(Vice Chair) were present. No members absent or excused.
- III. ACCEPTANCE OF MINUTES:** March 2, 2020, April 6, 2020, May 4, 2020, May 27, 2020
A motion to accept the minutes of the March 2, 2020, April 6, 2020, May 4, 2020, and May 27, 2020 was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously by the board.
- IV. CORRESPONDENCE:** None
- V. OLD BUSINESS:**

- **Yorkshire Properties/Richard O'Keefe-Reservoir Rd, Map 192 Lot 69:**
Preliminary Plan review, Minor Subdivision Plan, two-lot subdivision, no road.
https://www.burrillville.org/sites/burrillvilleri/files/uploads/10-028_preliminary_resubmission_revised_2-27-20_plan_1.pdf
https://www.burrillville.org/sites/burrillvilleri/files/uploads/10-028_preliminary_resubmission_revised_6-3-20_plan.pdf

Applicant, Mr. Richard O'Keefe and Engineer, Mr. Paul Carlson from InSite Engineering were in attendance to presented the plan. Mr. Carlson reviewed changes that were made to the Preliminary Plan to address the Board's concerns at the March 2, 2020 meeting which included: 1.) The lot 1 driveway is now designed with a slope of 5 percent, 2.) The lot 2 driveway is now designed with a slope of 3 percent, 3.) Both driveways have hammerheads at the top to allow for EMS vehicle turnaround. Mr. Carlson then reviewed the June revisions that were made in response to the 3/27/2020 independent review done by Joe Casali of Joe Casali Engineering, Inc. which included: 1.) 100 foot well radius around the proposed wells have been added to the plan, 2.) A blasting and inspection site has been added to the plan, 3.) A police detail is noted in the traffic control plan. 4.) A traffic control plan was submitted and approved by RIDOT, 5.) The cultic chambers have been removed and rain gardens are proposed. The plans now follow the approved RIDEM plans, 6.) A 15-foot section of bituminous concrete driveway has been added at the driveway/roadway connection.

The board questioned if the fire department approved the plans and Mr. Goff stated that Thomas Fagan and Thomas Smith of Pascoag Fire Department gave a verbal approval.

Having nothing further, a Motion was made by Mr. Jeff Partington and seconded by Mr. Bruce Ferreira that the Petition for the Preliminary Plan Submission for Yorkshire Properties, 110 Reservoir Rd Pascoag RI 02859, Assessor's Plat 192 Lot 69 be approved. Upon further discussion, a motion was made by Mr. Bruce Ferreira and seconded by Mr. Leo Felice to amend the original motion to include the following:

1. All blasting activities must be done in accordance with Rhode Island laws, additionally, notice of activity must be sent to neighbors, police detail during ledge removal and signage notifying motorists of the work being done.
2. The Administrative Officer may conduct the Final review and approval of the subdivision.

Both the amended motion and the original motion were carried unanimously by the board.

Findings of Fact:

Pursuant to such a hearing and testimony by appropriate representatives of the land owner and/or developer, the Burrillville Planning Board, upon careful deliberation and in accordance with the provisions of RIGL Section 45-23-60 Required Findings, has arrived at and agreed upon the following findings of fact by majority vote:

- The subdivision is consistent with the Town's Comprehensive Plan, specifically Chapter V Housing, Implementation Action V.1.a.1.
 - The subdivision complies with the Zoning Ordinance and both parcels meet the minimum area and frontage requirements for the R20 zone.
 - The subdivision will have no significant environmental impacts if built according to the approved plan.
 - The subdivision will not result in the creation of an unbuildable lot.
- The subdivision lots will have adequate and permanent physical access to Reservoir Road.

- **Bronco Highway Solar/Going Green Realty, AP 113 Lot 11, Public Hearing:**

Master Plan Review, Major Land Development Solar Project, 750 kW AC/985 kW DC 91,500+/- square feet canopy solar energy system, no road, accessed via an existing driveway off of Broncos Highway.

<https://www.burrillville.org/sites/burrillvilleri/files/uploads/2727-002-mstr-sbmp-opln-20190913.pdf>

Mr. Goff stated that the applicant requested a continuance to the 7/13/2020 meeting.

Motion by Mr. Ferreira, seconded by Mr. Felice and carried unanimously by the board that the Petition for the Master Plan Submission for Bronco Highway Solar/Going Green Realty, AP 113 Lot 11, Public Hearing be continued to the July 13, 2020 meeting.

VI. NEW BUSINESS:

- **Pascoag Battery Storage, 59 Davis Dr., AP 247, Lot 28, Public Hearing:**

Master/Preliminary Plan Review, Major Land Development, battery storage system with associated electrical equipment.

https://www.burrillville.org/sites/burrillvilleri/files/uploads/pascoag_battery_storage-master_and_preliminary_plan_-_stamped.pdf

Attorney Emily Migliaccio, Mr. Eric O'Brien, engineer from BHP, Mr. Michael Kirkwood, CEO of Pascoag Utility and Jeff Perry, Developer from New England Battery Storage were in attendance to present the Preliminary/Master Plan. Attorney Migliaccio reviewed the February 3, 2020 Pre application plan status and conditions which were presented by Attorney Cervenka. At this meeting, Attorney Cervenka reviewed that the project will not require any waivers, variances or special use permit from zoning. This pre application plan was conditioned upon the passing of the amended energy storage zoning ordinance which will allow energy storage

facilities. Attorney Migliaccio stated that since the pre-application meeting, the energy storage ordinance was adopted by the Town Council allowing this battery storage facility in this general industrial location.

Mr. Kirkwood of Pascoag Utility then explained that this project is proposed to support the grid which, during peak times, is nearly maxed at 13MW. To address this concern, PUD will lease part of Matrix's (existing manufacturing company) parcel on David Dr. and place the two energy storage containers with ancillary equipment in a three thousand square foot fenced in area. This location was chosen because of its industrial zoning and the proximity to the existing 3 phase power lines and circuit. The batteries will store up to 9MW of power that can be drawn from the grid and stored during non-peak times and will have an output of 3MW for up to 3 hours to support PUD during peak times or during outages. The plan has been reviewed and approved by Richard Peck and Tom Fagan of the Pascoag Fire Department. The containers have a built in fire suppressant system that self-extinguishes with foam.

Mr. Perry shared a photo of a similar Battery Storage Unit in Madison, Maine and reviewed in detail each component and its function in the operation of this system.

The board had questions about maintenance, noise and security to which Mr. Perry responded that the unit will be surrounded by a locked fence with security cameras. The system is designed to be monitored and controlled virtually. There will be minimal noise from the HVAC system and the battery should not emit any audible sound. New England Battery Storage has a service contract with NEC, the equipment manufacturer. In some cases, NEC may subcontract service of the unit to Pascoag Utility.

Having no further questions, a **motion was made by Mr. Bruce Ferreira and seconded by Mr. Ken Raspallo that the petition for the Master/Preliminary Plan Submission for Pascoag Battery Storage 59 Davis Drive Pascoag, RI Assessor's Plat 247 Lot 28 be approved. Upon further discussion, a motion was made by Mr. Bruce Ferreira and seconded by Mr. Steven Foy to amend the motion to include the following:**

Final Plan may be approved administratively by the Administrative Officer.

Both the amended motion and the original motion were carried unanimously by the board.

Findings of Fact:

Pursuant to such a hearing and testimony by appropriate representatives of the land owner and/or developer, the Burrillville Planning Board, upon careful deliberation and in accordance with the provisions of RIGL Section 45-23-60 Required Findings, has arrived at and agreed upon the following findings of fact by majority vote:

- **The Land Development is consistent with the Town's Comprehensive Plan, specifically, Chapter VII Economic Development, Policy VII.1.b. "Support the use of renewal energy for both commercial and residential interests" as it provides an appropriate site for a commercial solar project;**
- **The Land Development will have no significant environmental impacts.**
- **The Land Development will not result in the creation of an unbuildable lot as there is already an existing use of the property.**

The Land Development will have adequate and permanent physical access to Davis Drive.

VII. OTHER BUSINESS:

- **Administrative Reports:**

Carl and Mildred John 614 Round Top Rd, AP 90 Lot 3-Administrative Final Plan Approval, Minor Subdivision, two lots, no road. Accept for the record.

https://www.burrillville.org/sites/burrillvilleri/files/uploads/john_subdivision.pdf

Mr. Goff explained that as per the 3/2/2020 Preliminary Findings of Fact, administrative final plan was approved with the condition of a driveway easement. The easement was created and the final plan has been approved administratively. He requested the Board accept for the record.

A motion to accept the Administrative Final Plan approval for Carl and Mildred John 614 Round Top Rd, AP 90 Lot 3 was made by Mr. Ferreira, seconded by Mr. Foy and carried unanimously by the board.

Findings of Fact:

Pursuant to 15-5.12. A. of the Burrillville Subdivision Regulations, the Final Plan for subdivision has been APPROVED by the Administrative officer. It has been found to be consistent with the Preliminary Plan approval and condition and is hereby endorsed for recording in the Town Land Evidence Records.

Chairman Partington announced his resignation from the Board and requested Election of Officers be added to the July 13, 2020 agenda.

Having nothing further, a motion to adjourn was made by Mr. Ferreira at 8:04 p.m., seconded by Mr. Felice and carried unanimously by the Board.

Jeffrey Partington, Chairman
Burrillville Planning Board



Nicole Stockwell, Administrative Aide