



Burrillville Planning Board

Meeting Minutes-July 13, 2020

7:00PM

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Zoom Link: <https://zoom.us/j/94833376374?pwd=czlrcVk1UWd4S2JESWgvQ010VUw4QT09>
Meeting ID: 948 3337 6374
Password: 997697
Phone: 877 853 5247

- I. CALL TO ORDER:** Vice Chairman Leo Felice called the meeting to order at 7:03PM.
- II. ATTENDANCE REVIEW:** 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:** June 8, 2020
A motion to accept the minutes of the June 8, 2020 was made by Mr. Raspallo, seconded by Mr. Ferreira and carried unanimously by the board.
- IV. CORRESPONDENCE:** None
- V. OLD BUSINESS:**
 - **Bronco Highway Solar/Going Green Realty, AP 113 Lot 11:**
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>
Vice Chairman Felice stated that the applicant has requested the master plan review be continued to the August 3, 2020 meeting. The applicant is in the process of applying for a zone change to General Commercial to allow for a solar canopy/motor freight terminal.
A motion was made by Mr. Ferreira, seconded by Mr. Foy 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, be continued to the August 3, 2020 meeting.
- VI. NEW BUSINESS:**
 - **Election of Planning Board Officers.** Jeff Partington letter of resignation. Review of Burrillville Municipal Code Part I, Article XII, Sections 12.01, 12.02 and 12.03:
https://library.municode.com/ri/burrillville/codes/code_of_ordinances?nodeId=PTICHSPAC_SPAC_H_ARTXIIDEPLDE
Vice Chairman Felice requested more time to consider the Chairman position and will inform the Board of his final decision prior to the August 3, 2020 meeting. Secretary Ferreira stated that he would fill the vacancy thru the expiration of term in January should Vice Chairman Felice decline.
A motion was made by Mr. Pick, seconded by Mr. Foy and carried unanimously by the board that the election of officers be continued to the August 3, 2020 meeting.
 - **Log Road Solar, Pole 33 Log Road, AP 237, Lot 5:**

Pre-Application Review, Major Land Development: acre 4.997 MW ground mounted solar energy system.

https://www.burrillville.org/sites/burrillvilleri/files/uploads/econox_renewables_log_road_pre_application_plans_5-20-20.pdf

Attorney Helen Anthony of Hendy Law, LLC, Mr. Scott Milnes of Econox Renewables Inc. and Mr. Steve Kerr, also of Econox Renewables inc. were in attendance to present the plan. Property owner Dennis Piette Jr. was not present. Attorney Anthony presented the pre-application plan. She explained applicant proposes a 5 MW 13.8- acre (27.7% of lot) ground mounted principal solar energy system on a 53-acre former gravel bank located in the F5 zone. Pursuant to zoning district use regulations Section 30-71 Section 4 17B principal solar systems are prohibited in the F5 zone and as such the applicant would seek a use variance from the Zoning Board. The applicant feels confident that they have sufficient use evidence for the variance application because: the proposed site is a former gravel pit which is listed as a preferred site at the state level, the property would be very challenging and expensive to develop for residential use, the project will assist the town with its statewide contribution to providing clean renewable energy in a manner that is considerate of the low density residential neighborhood. The site conditions and topography is indicative of its former use and would require minimal clearing of 14% or 5.5 acres of new growth vegetation. There are wetlands on the southern end of the property which would not be impacted by the proposed development. The existing access road is partially on the neighbor's property and will be shifted north to be entirely on the applicant's property. The proposed ground mounted array will be installed in the basin of the former gravel bank. This would require leveling of the bank. Econox intends to do this with existing materials. Econox does not intend to regrade the slopes however, they will assess the high northwest slope and develop a remediation plan if deemed unstable. The array will be fenced and connection will be via underground cables to customer utility poles, which will then connect via overhead medium voltage cable lines to National Grid poles located on Log Road. There are abutters to the north east of the site with heavy vegetation along most of these neighboring properties. Mr. Milnes and Mr. Kerr stated that they will maintain a 100-foot existing vegetative buffer and where there is deemed insufficient screening, Equinox will relocate pine trees for additional buffering.

The Board expressed concerns with making a favorable recommendation to zoning for a variance and special use permit without first considering the suitability of this land for a ground mounted solar project. They requested a site visit to consider site appropriateness in this F5 zone and its potential impact on abutters including site lines and buffering. Planner Goff suggested a site visit date and with no further questions or comment,

A motion was made by Mr. Pick, seconded by Mr. Ferreira and carried unanimously by the board to set a site visit date of Monday July 20 at 6pm at Pole 33 Log Road, AP 237, Lot 5.

An motion was made my Mr. Pick, seconded by Mr. Ferreira and carried unanimously by the board to amend the original motion to include that Log Road Solar, Pole 33 Log Road, AP 237, Lot 5 Pre-Application Review be continued to the August 3, 2020 Meeting.

- **Makowski, Edward, 265 South Main St, AP 192, Lot 15:**

Preliminary Review, Minor Subdivision, two lots, no road.

<https://www.burrillville.org/sites/burrillvilleri/files/uploads/makowski-minorsub.pdf>

Applicant Mr. Makowski was present. Vice Chairman Felice explained that this is a two-lot subdivision located in an R-20 Zone. Each parcel well exceeds the minimum of 20,000 square feet in area and 125 feet frontage requirements. The site is generally flat, with no wetlands. The proposed parcel will be served by town water and sewer and the application packet includes letters from the water and sewer department stating the availability. The application does not require any waivers or

variances. The Board asked Mr. Makowski the intended use of this property to which he responded that he intends to build a house on it. He assured the Board that Burrillville Motors would no longer use this site for overflow parking. Having nothing further,

A motion was made by Mr. Pick, seconded by Mr. Ferreira and carried unanimously by the board to approve the Preliminary Plan Review Minor Subdivision Makowski, Edward, 265 South Main St, AP 192, Lot 15 to include that the Administrative Officer may conduct the final review and approval of the subdivision plan.

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 South Main St.**

VII. OTHER BUSINESS:

Administrative Reports:

- **Yorkshire Properties/Richard O'Keefe-Reservoir Rd, Map 192 Lot 69:**
Final Plan Administrative Approval, Minor Subdivision Plan, two-lot subdivision, no road. **Accept for the record.**

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

A motion to accept the Administrative Final Plan approval for Yorkshire Properties/Richard O'Keefe-Reservoir Rd, Map 192 Lot 69: was made by Mr. Foy, seconded by Mr. Ferreira 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.

- **Pascoag Battery Storage, 59 Davis Dr., AP 247, Lot 28:**
https://www.burrillville.org/sites/burrillvilleri/files/uploads/55312.00_-_pascoag_battery_storage_-_final_plan_24_x_36.pdf

Final Plan Administrative Approval, Major Land Development, battery storage system with associated electrical equipment. **Accept for the record.**

A motion to accept the Administrative Final Plan approval for Pascoag Battery Storage, 59 Davis Dr., AP 247, Lot 28: 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 land development 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.

Having nothing further, a motion to adjourn was made by Mr. Ferreira at 7:48 p.m., seconded by Mr. Pick and carried unanimously by the Board.

**Leo Felice, Vice Chairman
Burrillville Planning Board**



Nicole Stockwell, Administrative Aide