



Burrillville Planning Board

Meeting Minutes-January 4, 2021

7:00PM

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This meeting was held in accordance with the provisions of the Governor's Executive Order 20-46. All members of the Burrillville Planning Board participated remotely. Members of the public attended via means listed below:

ZOOM Meeting ID#: 832 0133 0334 **Password:** 817338 **Phone:** 833 548 0276 (Toll Free)

Link: <https://us02web.zoom.us/j/83201330334?pwd=ZERoZ3V5OTJWanBRMHFNVkVZTExmZz09>

CALL TO ORDER: Chairman Bruce Ferreira called the meeting to order at 7:04 pm.

ATTENDANCE REVIEW: Bruce Ferreira (Chairman), Leo Felice (Vice Chairman), Stephen Foy (Secretary), John Bonin Jr., Christopher Desjardins, Krista Iacobucci, Michael Lupis, Dov Pick and Ken Raspallo were present.

ACCEPTANCE OF MINUTES: December 7, 2020 minutes

Ken Raspallo made a motion to accept the December 7, 2020 minutes. The motion was seconded by Leo Felice and carried unanimously by Bruce Ferreira, Leo Felice, Stephen Foy, John Bonin Jr., Christopher Desjardins, Krista Iacobucci, Michael Lupis, Dov Pick, and Ken Raspallo.

CORRESPONDENCE: None

OLD BUSINESS:

Harrisville Village/MCVB Developers, Steere Farm Rd & Mowry Street, Map 160 Lot 34:

Release of the Improvement Guarantee Bond. Article 15-7.2B, Continued from December 7, 2020

Developer Mark Bard was present to request the release of the \$59,000 Improvement Guarantee Bond. He stated that he has been working with Kelly Mager, President of the Harrisville Village Condo Association, who was also present, to complete the Association's remaining list of concerns. The list consists of: 1.) Cover the cost of repair a light post on Liberty Lane, 2.) Cover the cost of repair of a few curb returns on Liberty Lane that stop before reaching the sidewalks, 3.) Repair sprinkler issues on Liberty Lane, 4.) Produce a \$350.00 check for striping the parking lot.

Association President, Kelly Mager stated that she is awaiting quotes for the repair of the light post and curbing. Mark Bard said he is currently detained out of state due to a severe leg injury but intends on resolving the sprinkler issue and, if given fair repair quotes, agreed to make a one lump payment for the repair of the light post, curb return repair and lot striping prior the February meeting. The Board recommended continuing the release of the bond until these last few items are resolved.

Stephen Foy made a motion to continue the release of the Harrisville Village/MCVB Developers Improvement Guarantee Bond to the February 1, 2020 meeting. The motion was seconded by Chris Desjardins and carried unanimously by Bruce Ferreira, Leo Felice, Stephen Foy, John Bonin Jr., Christopher Desjardins, Krista Iacobucci, Michael Lupis, Dov Pick, and Ken Raspallo.

NEW BUSINESS:

KLMB Properties, 202 Lapham Farm Rd, AP 211 Lot 2:

Pre-Application Plan Review, Major Cluster Subdivision, 11 Duplex lots with 22 1,400 square foot 2 bedroom units.

Developer Mark Bard of KLMB Properties and Engineer David Russo of DiPrete Engineering were present to discuss the plan. Engineer, David Russo shared two development plans for this 31- acre parcel of land located in the R40 Zone. The first plan he presented was a conventional by right yield plan, consisting of a 21 lot single-family home subdivision. Engineer Russo then presented proposed plan 2, a proposed 11-lot cluster subdivision with 11 duplexes consisting of 22 1,400 2-bed unit dwellings with lots averaging 1 acre. In both plans, each lot will have a private well and septic and the utilities will be above ground at the entrance due to the wetlands and then will run underground thereafter. Access in both plans is proposed from the existing driveway, which currently services a single family home. Engineer David Russo stated that the applicants are seeking consideration of plan two, which is preferred because it offers 54% open space, would have less of an environmental impact, and would provide a buffer surrounding most of the development. He explained that DiPrete surveyed the existing entrance, which will be private and designed to town standards. The existing RIDEM Permit to alter the entrance was issued under a proposed 3-lot plan (shared visually) and the applicants will return to RIDEM for Preliminary Determination/additional permitting should the proposed 11-lot cluster subdivision plan reach Master Plan approval. It is also at this stage that additional engineering beyond the entrance would be completed. Engineer Russo stated that Natural Resource Services and DiPrete have located and flagged all wetlands, which are located at the entrance and in the northern edge of the property. Topography was described as varied with an overall elevation change of approximately 20 feet from the cul-de sac to the northern wetlands. Future drainage plans will attempt to divert water to the northern wetland. He added that a full survey of the property has not been conducted at this pre-application stage.

Abutter Bill Robinson expressed concern with drainage issues at the entrance and with potential increase in traffic and children in the area. Developer Bard stated that the proposed plan, plan 2 will be a 55+ development. Engineer Russo explained that the current drainage plan includes culverts under the entrance and that future engineering and full drainage plans will include drainage calculations for the 22 unit dwelling plan.

Chairman Ferreira suggested shifting the development to the northeast, which would move lot 11 and lot 1 further away from the wetland entrance and additionally would grant the residents of lot 1 direct access to the open space which, with the shift, would now envelop the entire development. Developer Bard agreed that this proposed shift is a better design but explained the plan was designed as presented to adhere to the max 900-foot cul-de-sac length requirement. Planner Goff stated that the developer could request a waiver to extend the road to 1,000 feet to allow for the northeast shift. Planner Goff reminded Developer Bard to show the state required 10% or 3 affordable units in the future plans. Planner Goff recommended a site visit and the Board agreed on Saturday January 9th at 9am.

Stephen Foy made a motion to visit the site on January 9, 2021 at 9am and continue the pre-application plan to February 1, 2021 meeting. The motion was seconded by Chris Desjardins and carried unanimously by Bruce Ferreira, Leo Felice, Stephen Foy, John Bonin Jr., Christopher Desjardins, Krista Iacobucci, Michael Lupis, Dov Pick, and Ken Raspallo.

Proposed Amendments to General Ordinances-Chapter 30 Zoning, Home Occupations

Planner Goff read the proposed amendments to Chapter 30, Zoning Home Occupations. The Board discussed and agreed with the proposed amendments and a recommendation will be sent to the Town Council for their consideration.

Bruce Ferreira made a motion to forward the amendments to Chapter 30 Zoning, Home Occupations to the Town Council for their consideration. The motion was seconded by Ken Raspallo and carried

unanimously by Bruce Ferreira, Leo Felice, Stephen Foy, John Bonin Jr., Christopher Desjardins, Krista Iacobucci, Michael Lupis, Dov Pick, and Ken Raspollo.

Election of Officers (Chair, Vice Chair and Secretary)

Ken Raspollo nominated Bruce Ferreira for secretary, which was seconded by Stephen Foy. Stephen Foy nominated Leo Felice for Vice President, which was seconded by Ken Raspollo. Bruce Ferreira nominated Stephen Foy for Secretary, which was seconded by Ken Raspollo.

Bruce Ferreira made a motion to accept the slate of electors as President, Bruce Ferreira, Vice President, Leo Felice and Secretary, Stephen Foy. The motion was seconded by Stephen Foy and carried unanimously by Bruce Ferreira, Leo Felice, Stephen Foy, John Bonin Jr., Christopher Desjardins, Krista Iacobucci, Michael Lupis, Dov Pick, and Ken Raspollo.

OTHER BUSINESS: Administrative Reports: Accept for the record

Blais, Seth & Erin, 75 North Hill Road, AP 143 Lots 101 & 102:
Administrative Subdivision –Merger.

Beaudreault, Jaren R. & Kelliher, Kaitlin, 593 Snake Hill Road, AP 181 Lot 5 and Tessier, Ronald & Barbara A., 577 Snake Hill Road, AP 181 Lot 4:
Administrative Subdivision-adjustment of boundary line.

Bruce Ferreira made a motion to accept the administrative reports for the record. The motion was seconded by Stephen Foy and carried unanimously by Bruce Ferreira, Leo Felice, Stephen Foy, John Bonin Jr., Christopher Desjardins, Krista Iacobucci, Michael Lupis, Dov Pick, and Ken Raspollo.

Having nothing further, a motion to adjourn was made by Stephen Foy at 9:20 p.m. The motion was seconded by Krista Iacobucci and carried unanimously by Bruce Ferreira, Leo Felice, Stephen Foy, John Bonin Jr., Christopher Desjardins, Krista Iacobucci, Michael Lupis, Dov Pick, and Ken Raspollo.

Bruce Ferreira, Planning Board Chairman



Nicole Stockwell, Administrative Aide