



Burrillville Planning Board

Meeting Minutes-March 1, 2021

7:00PM

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This meeting was held in accordance with the provisions of the Governor's Executive Order 20-46 and 21-30. 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 7:00 p.m.

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: February 1, 2021 minutes

Voted to accept the February 1, 2021 minutes. Motion by Stephen Foy Seconded by Ken Raspallo. Motion carried unanimously by the Board.

CORRESPONDENCE: None

OLD BUSINESS:

East Ave Solar, Pole 5½ East Ave, AP 162, Lot 32, Public Hearing: (Continued from Nov. 2nd)
https://www.burrillville.org/sites/g/files/vyhlif2886/f/uploads/east_ave_solar-preliminary_plan_application.pdf

Preliminary Plan Review, Major Land Development: 1.5-acre 250kW ground mounted solar energy system.

Applicants Paul Vanasse and John Somnyk were present along with Attorney William Bernstein to discuss the plan. Paul Vanasse stated that he and his partner purchased the two-acre strip of property (ledge) located between the proposed array and Route 102. The purchase of this property will allow them to shift the array making room for additional development of the property. Paul Vanasse proposed withdrawing this solar application without prejudice to submit a pre-application plan, which would now include a fifty-five and over condominium complex and the solar array. During discussion, the Board explained the need to meet with the Zoning Board of Review as part of the approval process for this type of development in a General Commercial Zone. Chairman Ferreira opened the Public Hearing. Having no members of the public wishing to speak, he closed the Public Hearing.

Voted to withdraw without prejudice the Master Plan review for East Ave Solar, Pole 5½ East Ave, AP 162, Lot 32. Motion by Stephen Foy. Seconded by Christopher Desjardins. Motion carried unanimously by the Board.

NEW BUSINESS:

Proposed Amendments to General Ordinances-Chapter 30 Zoning-Inclusionary Zoning

Planner Goff and Jeff Davis of Horsley Witten Group presented considerations related to the development of Inclusionary Zoning in the Town, which would require developers to build a set percentage of their units

as affordable. After the presentation, the Board participated in a discussion. Jeff Davis stated that he would consider their opinions and comments while drafting the Inclusionary Zoning Ordinance, which will be reviewed/revised by the Board at the next meeting.

OTHER BUSINESS:

Administrative Reports:

Fidrych, Joseph & Stephen, Reisenbuchler, Cynthia and Johnson, Deborah 775 Wallum Lake Rd, AP 154 Lot 1 and AP 155 Lot 16: Administrative Subdivision. Accept for the record.

Hidden Shores AP 245 Lot 26 & AP 245 Lot 25: Administrative Subdivision. Accept for the record.

Doyon, Stephen 1191 Mt. Pleasant Rd AP 64 Lots 21 & 22 Administrative Subdivision. Accept for the record.

Szymanski, Edward & Cynthia, Sherman Farm Rd. AP 108 Lot 8 & AP 125 Lot 43 Administrative Subdivision. Accept for the record.

Brizard, Mark 571 Victory Highway AP 231 Lots 43 & 36 Administrative Subdivision. Accept for the record.

Voted to accept the Administrative reports for the record. Motion by Stephen Foy. Seconded by Chris Desjardins. Motion carried unanimously by the Board.

Having nothing further,

Voted to adjourn. Motion by Stephen Foy. Seconded by Dov Pick. Motion carried unanimously by the Board.

Meeting adjourned at 9:00 p.m.

Bruce Ferreira, Planning Board Chairman

Nicole Stockwell, Administrative Aide