



Burrillville Planning Board

Meeting Minutes-February 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. 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)(late), Stephen Foy (Secretary), John Bonin Jr., Christopher Desjardins, Krista Iacobucci, Michael Lupis, Dov Pick and Ken Raspallo were present.

ACCEPTANCE OF MINUTES: January 4, 2021 and January 9, 2021 minutes
Voted to accept the January 4, 2021 and January 9, 2021 minutes. Motion by Stephen Foy
Seconded by Ken Raspallo. Motion carried unanimously by the Board.

CORRESPONDENCE:

Letter of recommendation from Paul Roselli, President of Burrillville Land Trust re: East Ave Solar.
Letter from Lombardo Law Group re: Harrisville Village.

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 January 4, 2021)

Developer Mark Bard was present to request the release of the \$59,000 Improvement Guarantee Bond. He and Kelly Mager, President of the Harrisville Village Condo Association, who was also present, have yet to hash out three of the Association's remaining list of concerns which, at the last meeting were: 1.) Cover the cost of repair a light post on Liberty Lane,(incomplete to date) 2.) Cover the cost of repair of a few curb returns on Liberty Lane that stop before reaching the sidewalks,(incomplete to date) 3.) Repair sprinkler issues on Liberty Lane,(Incomplete to date) 4.) Produce a \$350.00 check for striping the parking lot(complete).

The Board discussed the incomplete and now growing list from the Homeowners Association, who now has retained legal representation. Chairman Ferreira stated that the ongoing non-related listed items are between the developer and the Homeowners Association and does not involve the Board who is only concerned with items that were approved by the Board at the Final Plan stage. The Board recognized that sprinklers were not on the final plan. The Board, Kelly and Mark Bard collectively agreed that a solution would be a payment of \$2,650 to cover the cost of the remaining items on the list. The Homeowners Association can use this money to have the work completed by a contractor of their choice. Once the Board receives confirmation that the Homeowners Association has received the check from Mark Bard, the Bond will be released.

Voted to approve the release of the Improvement Guarantee Bond for Harrisville Village AP 160 Lot 34 conditioned upon receipt of payment of \$2,650 from Mark Bard to the Homeowner's Association to cover the cost of the of the remaining items. Motion by Stephen Foy. Seconded by Chris Desjardins. Motion carried unanimously by the Board.

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.

Paul Vanasse was present to ask for a continuance to the March 1, 2021 meeting. He stated that National Grid has approved the use of the easement off Route 102/Bronco Highway as an entrance to the array thereby allowing edits to the plan as suggested at the last meeting. Paul Vanasse stated that plan revisions are underway and will be available for a detailed review at the next meeting. Having nothing further,

Voted to continue the Master Plan review for East Ave Solar, Pole 5½ East Ave, AP 162, Lot 32 to the March 1, 2021 meeting. Motion by Stephen Foy. Seconded by Christopher Desjardins. Motion Carried unanimously by the Board.

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

Pre-Application Plan Review, Major Subdivision, 11 lots.

<https://www.burrillville.org/sites/g/files/vyhlif2886/f/uploads/2312-001-prap-opln-20200812.pdf>

Pre-Application Plan Review, Major Cluster Subdivision, eleven duplex lots with twenty-two 1,400 square foot 2 bedroom units.

Developers Mark Bard and Kevin Lavoie of KLMB Properties and Engineer David Russo of DiPrete Engineering were present to discuss the plan.

The Board reviewed concerns they had following the site walk, which was on January 9, 2021. The concerns were: preservation of historic stonewalls, wetland impacts as well as potential parking limitations with the plan as presented. The Board recommended the developers consider these concerns when developing their Master Plan. Planner Goff recommended securing wetlands approval and testing the water table for the 11-lot subdivision plan prior to the Preliminary Plan stage.

NEW BUSINESS:

Musso, Albert 1160 Tarklin Rd AP 199 Lot 8: Final Plan Review, Minor Subdivision

https://www.burrillville.org/sites/g/files/vyhlif2886/f/uploads/20-043_musso_final_plan.pdf

Albert and Diane Musso were present. Planner Goff stated that the proposed plan is to subdivide a 10.5-acre parcel into two lots. Lot 1 is 5.5-acre with 344.09 feet of frontage and Lot 2 is 5.0-acre with 459.01 feet of frontage. At the December 7, 2020 meeting, the Board voted to approve the Preliminary Plan conditioned upon a variance approval from the Zoning Board for Lot 1 105.91 Frontage as the F5 frontage requirement is a minimum of 450 feet. The Board felt that the subdivision would be in keeping with the neighboring lots and forwarded a positive recommendation to Zoning for a frontage variance. Planner Goff stated that Building and Zoning Official reviewed the Musso's Zoning Application and letter of recommendation from the Board and responded with a letter determining that a variance would not be required. Planner Goff read the determination letter from Zoning Official Raymond which detailed how this non-conforming proposed lot will comply with Zoning Ordinance 30-73, Nonconformance(b), substandard lots of record, (2) b., merger of multiple lots of record in residential zones. Considering the letter from Zoning Official Raymond,

Voted to approve the Final Plan for Musso, Albert 1160 Tarklin Rd AP 199 Lot 8. Motion by Stephen Foy with Finding of Facts read. Seconded by Chris Desjardins. Motion carried unanimously by the Board.

OTHER BUSINESS: Administrative Reports: Accept for the record

Yorkshire Properties/Richard O’Keefe Reservoir Rd AP 192 Lot 69:
Administrative Subdivision. Accept for the record.

Voted to accept Yorkshire Properties/Richard O’Keefe Reservoir Rd AP 192 Lot 69 Administrative Subdivision for the record. Motion by Stephen Foy. Seconded by Ken Raspallo. Motion carried unanimously by the Board.

Planner Goff reviewed a training opportunity offered by the Department of Agriculture and offered paper copies of the Comprehensive Plan, Zoning Ordinance and Subdivision Regulations.

Having nothing further,

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

Meeting adjourned at 8:45 p.m.

Bruce Ferreira, Planning Board Chairman

Nicole Stockwell, Administrative Aide