



Burrillville Planning Board

Meeting Minutes-April 5, 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: March 1, 2021 minutes

Voted to accept. Motion by Stephen Foy Seconded by Ken Raspallo. Motion carried unanimously by the Board.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

East Ave Solar and Cluster Development, Pole 5½ East Ave, AP 162, Lot 32:

Pre-Application, Major Land Development: 1.5-acre 250kW ground mounted solar energy system with a cluster development consisting of ten, two-unit dwellings totaling 20 units.

Chairman Ferreira noted this plan is an adaptation of the East Ave Solar preliminary plan, which was withdrawn without prejudice at the March Planning Board meeting. Applicants Paul Vanasse and John Somnyk along with Attorney Joanne Achille were present to discuss the pre-application plan. Mr. Vanasse stated that the Preliminary East Ave Solar plan was withdrawn to propose the addition of a 20 unit fifty-five and over condominium complex. He explained that and his and his partner, John Somnyk recently purchased the two-acre strip of property (ledge) located between the proposed array and Route 102 allowing for a shift the array placement which created space for the cluster development. During discussion, the Board addressed several concerns; the lack of a proposed commercial use in this General Commercial Zone, the density of the development and the potential increase in traffic at the intersection of East Ave and Route 102. The Board noted that as presented, this plan would require a minimum of three variances to be reviewed and approved by the Zoning Board. A discussion of a commercial plan with solar took place but both the applicants and Board agreed with the importance of keeping with the residential feel of the surrounding properties and avoiding a potential a traffic hazard at the 102 and East Ave intersection. Regardless of the type of plan, the Board would require a traffic study due to the proximity of the proposed development entrance to the intersection. Chairman Ferreira opened up the meeting for public comment. First to speak was abutter Aliza Blaze of 1442 Victory Highway expressed concern about well contamination and/or damage. She also does not want this development to lead into a requirement for her to tap into the town water system. Paul Vanasse stated that he has never damaged or contaminated a well and assured that precautions and safeguards are in place. He also noted that he drills when possible rather than blasting. Second to speak was abutter Diana Dutremble of Lot 208 who expressed concern

about foundation damage during blasting. John Somnyk responded that they always inspect abutter foundations and complete a pre blast survey. He added that they are fully insured and liable to repair damage should any occur. Last to speak was resident Dereck Cote of 200 Lapham Farm Road who expressed concern about the increase in development in Burrillville. This included opposition to the proposed development (KLMB Properties 202 Lapham Farm Rd) near his newly purchased property.

Having nothing further, Chairman Johnson recommended the applicants meet with Planner Ray Goff to review and revise their plan to either a smaller 55 and over development with solar or a mixed use development with solar plan.

OTHER BUSINESS:

Administrative Reports:

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

Reduction of the Improvement Guarantee Bond from \$59,000 to \$2,000. Article 15-7.2B. Accept for the record.

Voted to accept. Motion by Stephen Foy. Seconded by Chris Desjardins. Motion carried unanimously.

Having nothing further,

Voted to adjourn. Motion by Stephen Foy. Seconded by Krista Iaacobucci. Motion carried unanimously.

Meeting adjourned at 8:40 p.m.

Bruce Ferreira, Planning Board Chairman



Nicole Stockwell, Administrative Aide