



Burrillville Planning Board

Meeting Minutes-June 7, 2021

7:00PM

Phone (401) 568-4300 ext. 130
Fax (401) 710-9307
RI Relay 1-800-745-5555

This meeting was held in accordance with the provisions of the Governor's Executive Order 20-46 and 21-40. 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=ZERoZ3V5OTJWanBRMHFNkVZTExmZz09>

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, Michael Lupis, Dov Pick and Ken Raspallo were present. Krista Iacobucci excused.

ACCEPTANCE OF MINUTES: May 3, 2021 minutes
Voted to accept. Motion by Stephen Foy Seconded by Ken Raspallo. Motion carried unanimously.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

Iron Mine Road Solar, 198 Iron Mine Rd, AP 43 Lot 3:

Pre-Application Plan Review, Major Land Development, Large-scale 4 MW ground mounted solar energy system.

Applicant John Mauro, Vito Buonomano of Northeast Solar and Jevon Han of Renewables for Life presented the plan. Mr. Mauro stated that he would like to maintain his 57 acres as one lot and develop 8-10 acres as a solar array. Vito Buanomano requested the Board consider loosening their ordinances to mirror other surrounding Towns who are less restrictive and allow solar in the F5 zone. It is his opinion that this type of land development is appropriate for this parcel and it would benefit both the owner and the Town. The Board noted that they consider plans on a case-by-case basis and, at times, have approved solar projects in an F5 zone but only when the site is a landfill, brownfield, or gravel pit where major clearcutting is not required and the site poses major challenges to develop. The Chairman polled the Board who responded unanimously that they did not recommend moving forward with this plan noting that this project does not comply with Burrillville's Zoning Ordinance and Comprehensive Plan. No further plan review recommended.

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

Master Plan Review, Major Subdivision, 11 lots.

Developers Mark Bard and Kevin Lavoie of KLMB Properties and David Russo of DiPrete Engineering presented the plan. David Russo reviewed the plan, which is unchanged since the last review. He stated that the applicants are open to the suggested modifications listed in the Planner's staff report however these modifications cannot be considered or adopted until DEM permitting and testing is performed. Mr. Russo explained Master Plan approval is a requirement of the DEM application process. The Board questioned the applicants and a discussion ensued. Having nothing further, a motion was made to open the Public Hearing. Motion by Christopher Desjardins. Seconded by Ken Raspallo. Motion carried unanimously. First to speak was Mrs. Elizabeth Robinson of 205 Lapham Farm. She expressed concern

for light and sound pollution and for increased traffic on the road noting that her home is across from the entrance. The applicants responded with an offer to mitigate with plantings and conduct a traffic flow analysis. Second to speak were Mr. John Charette and Mr. Dan Marcotte of 222 Lapham Farm. They stated that they abut the entrance and expressed concern for light and sound pollution increased traffic and potential yard flooding. The applicants responded with an offer to mitigate with plantings, assured them that there will be no lighting on the entrance road or in the development and the drainage plan will address any existing water issues which will not be made worse by development. Having no other members of the public wishing to speak, a motion was made to close the Public Hearing. Motion by Stephen Foy. Seconded by Leo Felice. Motion carried unanimously.

Motion to accept with conditions and waivers made by Stephen Foy. Seconded by Ken Raspallo.

Stephen Foy read the Findings of Fact with the following waivers and conditions:

Siting and Design:

- Proposed dwellings on lots 1 and 3 be staggered from the adjacent properties also.
- Lot sizes are reduce so that the area needed for forest clear cutting is decreased and the open space buffer to neighboring properties is greater.
- Decrease the depth of lots 1-4 and lots 7-11 by about 40 feet.
- On the open space lot, leave 20' minimum at rear corner of lots 5 & 6 for continued open space connection.
- Provide at Preliminary how open space will be usable to residents and what benefit will it provide. Required in Step 8 (15-10.3)
- Provide at Preliminary two or three building designs to avoid monotony of style buildings. Perhaps vary orientation of garages to offer some variation to the homes.
- Provide at preliminary the locations of the Affordable Units in a plan -need plan for the 5 required units (10-10.7)

Buffering/Landscaping:

- Provide a no cut buffer along neighboring lots AP 211/4 and 211/5 to the new road ROW (southwest side of property)
- Provide in the Preliminary Plan a landscape for the island at the cul-de-sac
- Show in the Preliminary Plan limited clearing along entrance and buffer trees abutting AP 211/4
- Show in Preliminary Plan location, type and size of proposed street trees.
- To the greatest extent, preserve existing stonewalls

Drainage:

- Show in Preliminary Plan the relocated cistern to be located across the road from lot 11.
- Show in Preliminary Plan how the design will direct drainage to west side of the site to avoid the rear of Plat 211 lot 4.
- The board provides a waiver to allow open drainage where possible-note#10 on sheet 5 of 5 change

Curbing/Road:

- State on the Preliminary Plans that this is to be a Private Road.
- Provide RIDOT Standard reinforced wooden guardrail detail along raised section of road crossing wetland.
- Provide a detailed lighting plan
- Sidewalks are required on one side of the road only, per 15-9.2. The board has determined that sidewalks are not needed in this development and therefore waive this requirement. The board further suggests that any savings be towards landscaping, fencing and other amenities for the proposed homes.

- The board recommends and therefore waives the installation of granite/concrete curbs and allows Cape Cod berms with a mountable shoulder.
- The Board recommends and therefore waives the maximum roadway length of 1,000 feet and allows to 1,385 feet maximum.

Other:

- Correct applicant name on plans from the Farrell to KLMB, unless that is the applicant. If so, we need it explained.
- Provide at the Preliminary Plan, an analysis of traffic flow.

Motion to approve. Motion by Stephen Foy. Seconded by Ken Raspallo with John Bonin Jr., Christopher Desjardins, Leo Felice, Bruce Ferreira, Stephen Foy, Michael Lupis and Ken Raspallo voting in favor. Dov Pick opposed noting that he would like to see most of these conditions met prior to approval.

Douglas Pike Solar, LLC, 0 Walling Road, Map 131 Lot 7, Public Hearing:

Preliminary Plan Review, Major Land Development, 2.7 MW ground mounted solar energy system.

Attorney Jennifer Cervenka, Principals John Typadis and Sevag Khatchedourian of Oak Square Partners and Jason Gold of ESS Group presented the plan. Attorney Jennifer Cervenka stated that modifications to the plan were made in response to Zoning Board, Fire Marshall, DEM, DOT, Independent Review report and Planner's Staff report comments. Jason Gold reviewed the shade analysis, slope stabilization plan as well as the sight line analysis. Attorney Cervenka stated that the RIDEM Insignificant Alteration Permit is secured and RIDOT permit pending. The Planning Board questioned the applicants and a discussion followed. A motion was made to open the Public Hearing Portion of the meeting. Motion by Ken Raspallo. Seconded by Steven Foy. No members of the Public wished to speak. A motion made to close the Public Hearing. Motion by Stephen Foy. Seconded by Dov Pick. Motion carried unanimously. Planner Goff and Attorney Discussed the Decommissioning Bond and settled on an amount of \$90,000.

Motion to approve with conditions/waivers. Motion by Stephen Foy. Seconded by Leo Felice.

Stephen Foy read the Findings of Fact that included the following waivers and conditions:

- The applicant has demonstrated compliance with the following conditions to the Zoning relief granted by the Zoning Board on August 11, 2020:
 1. Strictly, for the solar energy system presented to the board – the application is substantially the same as what was presented to the Zoning Board.
 2. All new distribution lines on the property be underground except where required by National Grid for connection – the applicant has demonstrated that the proposed above ground connections are required by National Grid.
 3. A security gate be installed on the access road as close as practical to the entrance from Douglas Pike – a metal swing gate has been proposed and found acceptable to the Planning Board.
 4. The clearing of trees be kept to a minimum as approved by the Planning Board after review of the shade analysis being submitted for review – the board has reviewed the shade analysis and found that this is minimum tree clearing needed for the solar field to operate effectively.
 5. The dimensional relief from the vegetative buffer is subject to shade analysis approval by the Planning Board – the board finds that the remaining trees provide an acceptable buffer and is therefore approved.
- The Board sets the decommissioning bond at \$90,000.00 as discussed during the review of the Preliminary Plan and found this amount adequate for the decommissioning of the solar field and associated equipment in 25 years.

Conditions:

1. For Final Plan submission, provide the following:
 - a. Approval of a RIDEM Wetlands Permit for the proposed project;
 - b. Approval of the RIDOT Physical Alteration Permit for access to Douglas Pike;
 - c. Show on plans:
 - i. Specifications and a detail for a metal swing gate;
 - ii. Identify limits and a detail for loam and seeding of the North slope facing the driveway at Douglas Pike
 - iii. Modify plans to provide spacing between panels and fence be 15 feet per Fire Marshall;
 - iv. Revise Knox Bot detail to specify that an EAS box gate lock is required at both gates to ensure fire department access.
2. If upon construction of the facility, it is determined by the Board or Town Planner that additional buffer plantings are needed because the existing trees do provide enough buffer to neighboring properties, additional buffering may be required.
3. On a monthly basis, the design engineer shall provide the Town Planning Department with inspection reports/review of erosion control measures as well as any necessary correction measures for the project until the site has been stabilized.
4. The applicant will use hydro mulch to help stabilize the site as required by RIDEM and the Board.

Voted to approve. Motion by Stephen Foy. Seconded by Leo Felice. Motion carried unanimously.
Motion made by Bruce Ferreira to amend to original motion to include the following:
Add Condition # 4 (as listed above) and amend condition 1.c.iv. to include both gates (as corrected above).
Voted to approve amendments. Motion by Bruce Ferreira. Seconded by Stephen Foy. Motion carried unanimously.

OTHER BUSINESS:**Administrative Reports:**

Adler Properties, LLC, Clear River Industrial Park, Aspen Way AP 179 Lot 118:
Administrative Final, Minor Land Development, one lot, no road. Accept for the record.

Guilmette, Steven, 555 Log Rd, AP 234 Lot 4:
Administrative Subdivision, Accept for the record.

Danti, Thomas, Wilson Trail, 152/13 Wilson Train and 135/01 Stag Head Drive:
Administrative Subdivision, Accept for the record.

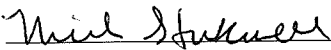
Voted to accept. Motion by Stephen Foy. Seconded by Leo Felice. Motion carried unanimously.

Having nothing further,

Voted to adjourn. Motion by Dov Pick. Seconded by Christopher Desjardins. Motion carried unanimously.

Meeting adjourned at 10:05 p.m.

Bruce Ferreira, Planning Board Chairman


Nicole Stockwell, Administrative Aide