



Burrillville Planning Board

Meeting Minutes-July 12, 2021

7:00PM

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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 were present. Ken Raspallo and Krista Iacobucci were excused.

ACCEPTANCE OF MINUTES: June 7, 2021 minutes
Voted to accept. Motion by Stephen Foy Seconded by Leo Felice. Motion carried unanimously.

CORRESPONDENCE: Secretary Ferreira read an email from Paul Vanasse dated June 21, 2021 where Mr. Vanasse withdrew East Ave Solar with cluster development AP 162 Lot 32 Pre-Application Plan without prejudice and stated another plan is forthcoming.

OLD BUSINESS:

Proposed Amendments to General Ordinances-Chapter 30-164 Inclusionary Zoning

Jeff Davis of Horsley Witten Group discussed the latest revisions related to applicability, set aside and density bonus. The Board discussed this latest draft and made their recommendations for revisions which will be presented at the August meeting.

Motion to continue amendments to Chapter 30-164 the August meeting. Motion by Dov Pick, Seconded by Stephen Foy. Motion carried unanimously.

NEW BUSINESS:

Log Road Solar, Pole 33 Log Road, AP 237 Lot 5, Public Hearing:

https://www.burrillville.org/sites/g/files/vyhlif2886/f/uploads/preliminary_plan_set_log_road_05_19_2021_rev.pdf

Preliminary Plan Review, Major Land Development: 13.8 acre 4.997 MW ground mounted solar energy system.

Attorney Helen Anthony, Andrew Vardarkis and Greg Avenia from Wood Engineering and Scott Milnes and Steve Kerr from Log Rd Solar, LLC presented the Preliminary Plan. They reviewed their response to the thirteen stipulations/conditions given at the Master Plan and responded to questions and concerns brought forth by the Board. After presentation, question and discussion, the Board identified five conditions that were not met:

- 1.) Slope stabilization plan on all slopes- The Board would like all slopes to be stabilized and included in the final plan, not just the northern slope.
- 2.) Ground cover plan-The Board made a condition of 3" loam with seed. In the applicants Preliminary Plan, they proposed to leave the ground "as is" to which the Board disapproved. The applicant stated that they felt that the ground under the array was already stable and would not require the costly application of loam and seed. The applicants then proposed a drought resistant seed mix that does not require loam and can be sprayed directly onto the existing ground cover. The Board was not familiar with this type of application and requested additional information as well a site visit to an array in MA where the applicant stated they used this drought resistant seed application.
- 3.) Location of locking gate at entrance-The applicant proposed moving the location of the entrance gate from the street to 100 feet in and off the road. This will allow vehicles and EMS apparatus to pull in and off the road to unlock the gate. This idea was received well by the Board who requested that it be corrected on the plan.

- 4.) Existing 4 wells on site need to be put "out of service"-The Board requested the chosen method of treatment be reflected on the plan.
- 5.) Staging area-Planner Goff recommended moving the proposed staging area to the opposite side of the road to an area that would require less land disturbance. The staging area should be noted on the Plan.

The Board requested the applicant address these five conditions and include them on the final plan. Having nothing further, Chairman Ferreira entertained a motion to open the Public Hearing. Motion by Dov Pick, Seconded by Stephen Foy. Motion Carried. No members of the Public wished to speak. Chairman Ferreira stated the Public Hearing will remain open. Chairman Johnson reviewed the five outstanding conditions that need to be satisfied and entertained a motion to continue the Final Plan review.

Motion to continue Log Road Solar Final Plan review and Public Hearing to the August meeting. Motion by Stephen Foy. Seconded by Dov Pick. Motion carried unanimously.

Nasonville Net-Zero Community, 0 Walling Rd, AP 131 Lot 7:

Pre-Application Review, Major Land Development, 20 units, entrance off Victory Highway.

https://www.burrillville.org/sites/g/files/vyhlf2886/f/uploads/nasonville_housing_project-preapp.pdf

Scott Gibbs of NE Economic Development Services and John Peterson of Studio Troika presented the pre-application plan. Mr. Gibbs reviewed the proposed layout of the 23-acre 21 unit development, which will share the parcel with Douglas Pike Solar. Mr. Peterson presented the three proposed unit styles/designs including floor layout. Mr. Gibbs noted that these units were designed with 55+ in mind per the current Zoning Article V. Special Regulations, Sec 30-209 Village planned development land development project, subsection (d) types of village planned developments (1) village residential land development project. (a) Age restricted housing. Mr. Gibbs stated that he does not feel that deed restricting these units would benefit the town and feels age diversity is important in community growth. If planned with no age restrictions, either a variance or an amendment to the zoning ordinance would be required. The applicants took questions and suggestions from the Board who overall supported proposed development plan moving forward.

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 for the record. Motion by Stephen Foy. Seconded by Leo Felice. Motion carried unanimously.

Having nothing further,

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

Meeting adjourned at 10:06 p.m.

Bruce Ferreira, Planning Board Chairman



Nicole Stockwell, Administrative Aide