



# **Burrillville Planning Board**

## **Meeting Minutes-September 13, 2021**

### **7:00PM**

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**CALL TO ORDER:** Chairman Bruce Ferreira called the meeting to order at 7:15 p.m.

**ATTENDANCE REVIEW:** Bruce Ferreira (Chairman), Stephen Foy (Secretary), Christopher Desjardins, Michael Lupis, Dov Pick, Ken Raspallo and Krista Iacobucci were present. Leo Felice (Vice Chairman) and John Bonin Jr. were excused.

**ACCEPTANCE OF MINUTES:** August 2, 2021 minutes

Voted to accept. Motion by Krista Iacobucci. Seconded by Stephen Foy. Motion carried unanimously.

**CORRESPONDENCE:** Planning Department July 2021 Monthly Report. Letter of support dated September 10, 2021 from Burrillville Redevelopment Agency to the Board re: Nason Mill Landing.

#### **OLD BUSINESS:**

##### **Proposed Amendments to General Ordinances-Chapter 30-164 Inclusionary Zoning:**

Voted to move to the end of new business. Motion by Stephen Foy. Seconded by Krista Iacobucci. Motion carried unanimously.

#### **NEW BUSINESS:**

##### **Log Road Solar, Pole 33 Log Road, AP 237, Lot 5:**

###### **Final Plan Review, Major Land Development: 13.8 acre 5.5 MW ground mounted solar energy system.**

Attorney Helen Anthony, Greg Avenia from Wood Engineering and Scott Milnes from Log Rd Solar, LLC were present. Attorney Anthony stated that the Preliminary Plan was approved without conditions or revision requests on August 2<sup>nd</sup> and there have been no modification to the Final Plan under review. Having no questions from the Board,

**Motion to approve by Stephen Foy. Seconded by Christopher Desjardins. Motion carried unanimously.**

##### **Guy, Jill, 695 Mowry Street, AP 193 Lot 16:**

###### **Preliminary Plan Review, Minor Subdivision, two lots.**

Planner Goff presented on behalf of the applicant who was present to answer any questions. Planner Goff stated that the applicant proposes splitting this F2 zone, 21.10-acre parcel with two existing homes on it into two lots. A 19-acre lot with 396-foot frontage and the other, a 2-acre lot with 300.33-foot frontage. Both lots will be conforming and will meet all setback requirements. Having no questions from the Board,

**Motion to approve by Stephen Foy. Seconded by Christopher Desjardins. Motion carried unanimously.**

##### **Brizard, Mark, 571 Victory Highway & Black Star Drive, AP 125 Lot 38:**

###### **Preliminary Plan Review, Minor Subdivision, two lots.**

Applicant Mark Brizard explained that he would like to subdivide this 3.74-acre parcel into two lots. Mr. Brizard stated that he resides in the existing home with access via Victory Highway would like to subdivide to create a family compound. The subdivision will reduce his lot size to 1.74 acres to create a second 2-acre lot for his son to build a home on. This lot would have access via Black Starr Road. The existing lot is split zoned R 20 and F2 while the new lot would be entirely in F2. Mr. Brizard noted that the hourglass shaped lot has wetlands on it. The board questioned the proposed homes setback from the wetlands. Mr. Brizard stated that this type of wetlands does not require setbacks per DEM. He noted that the proposed

home will be 50+ feet from the wetlands. DEM will verify the flagging. Mr. Brizzard requested the following conditions/waivers:

1. Waiver of the 2.5:1 lot depth to lot width ratio (Article 15-9.3.3).
2. Conditioned upon RIDEM wetlands determination/approval prior to final plan submission.
3. The Administrative officer may conduct the final review and approval of the subdivision.

Having nothing further,

**Motion to approve by Stephen Foy. Seconded by Krista Iacubucci. Motion carried unanimously.**

**Nason Mill Landing, 770 Douglas Pike, AP 114 Lot 16:**

**Pre-Application Plan Review, Major Land Development: Revision to approved Preliminary Plan (2008)**  
Owners Jeff Lambert and Dennis Darveau presented their proposed modifications to their previously approved Preliminary Plan (originally approved in 2008, reinstated in March of 2019 and extended in December of 2020). Mr. Lambert and Mr. Darveau stated the economy halted their project in 2008. They are now ready to redevelop this property but must make modifications to the original plan in order to make this \$15-\$18 million dollar project financially feasible. Mr. Lambert and Mr. Darveau noted that they presented this plan to the Burrillville Redevelopment Agency on August 24<sup>th</sup> meeting and it was received well and the Agency forwarded their letter of support to the Planning Board. In this revised plan, Mr. Lambert and Mr. Darveau proposed eliminating the carriage houses to make room for additional parking. They have also added an additional level of living space, which increases the number of units from 45 to 67. The 1-2 bedroom apartments and townhouses will range in size from 1,200 to 2,000 square feet. The roof design was modified from a pitched roof to a flat roof to allow for a rooftop deck where tenants can overlook the river and waterfall. This new design maintains the previously approved maximum height of the structure. The exterior design is more of a modern industrial look which ties the old with the new. The plan for 3 retail spaces, 1 restaurant, an indoor pool, an indoor gym, canoe and kayak launch and 52 indoor parking spots remains the same. The development will be serviced with public sewer and a private well, which currently produces 25 gallon per minute. They are considering a generator or turbine in the water causeway to generate lighting for the property. The entrances also remain the same as existing. The Board questioned the developments impact on traffic flow on route 7, potential parking limitations with the retail spaces and some Board members suggested a more traditional exterior design. **Overall, the Board was supportive of the plan as presented and recommended moving to the next stage.**

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

Nate Kelly of Horsley Witten reviewed and discussed the revision packet with the Board. This included: the reader's guide, the housekeeping amendments to the Zoning Ordinance and the proposed amendments to the Comprehensive Plan. The Board was overall satisfied with the revisions having only one minor edit request. The Board requested a final review at the next meeting before forwarding the amendment packet to the Town Council for their consideration.

**OTHER BUSINESS:**

**Administrative Reports:**

**Danti, Thomas, 375 Wilson Trail & Stag Head Drive, Map 152 Lot 13 and Map 135 Lot 1:**

**Administrative Subdivision. Accept for the record.**

**Motion to approve by Stephen Foy. Seconded by Dov Pick. Motion carried unanimously**

**ADJOURNMENT:**

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

**Meeting adjourned at 8:50 p.m.**

Bruce Ferreira, Planning Board Chairman



Nicole Stockwell, Administrative Aide