



Burrillville Planning Board

Meeting Minutes

January 10, 2022

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: December 6, 2021 minutes

Voted to accept the December 6, 2021 minutes. Motion by Stephen Foy. Seconded by Leo Felice. Motion carried unanimously.

CORRESPONDENCE: 12/8/21 Solar Moratorium. Chairman Ferreira stated this will be discussed as an agenda item.

OLD BUSINESS: None

NEW BUSINESS:

Chairman Ferreira entertained a motion to move **Greer, Meghan, 1544 Hill Road, AP 54 Lot 6: Public Hearing to first item. Voted to move to first item. Motion made by Steve Foy. Seconded by John Bonin Jr. Motion carried unanimously.**

Greer, Meghan, 1544 Hill Road, AP 54 Lot 6: Public Hearing

Preliminary Plan Review-Minor Rural Residential Compound.

Chairman Ferreira stated that, in order to comply with both the Governors Executive Order 22-01 (hybrid meeting mandate) and the abutter notification requirements, this item must be continued to the February 7, 2022 meeting.

Voted to continue Greer, Meghan, 1544 Hill Road, AP 54 Lot 6: Public Hearing to February 7, 2022. Motion to by Stephen Foy. Seconded by Leo Felice

Saint John Solar/Consumers, 0 Clear River Dr., AP 178, Lot 13:

Request (1st) for a one year extension of the Master Plan (approved 2/3/20), Major Land Development, 700kW ground mounted solar energy system.

Planner Goff noted that the applicant is requesting a one-year extension of the master plan, originally approved on February 3, 2020. This will be their first request of a possible two, allowed by right, one-year extensions.

Voted to approve the first one-year extension of the master plan Saint John Solar/Consumers, 0 Clear River Dr., AP 178, Lot 13. Motion by Stephen Foy. Seconded Leo Felice. Motion carried unanimously.

Ethier, Mitchell & Denise, Reservoir Rd AP 210 Lot 30:

Preliminary Plan Review, Minor Subdivision.

Applicant Mitchell Ethier was present to discuss his two-lot subdivision plan. There is currently a single family dwelling on the lot (#70 Reservoir Road) and his plan is to subdivide and build a house on the newly proposed lot. The parcel is located in the R-20 zone and the rear portion of the parcel is located in the F-2 zone. Both lots would meet the minimum dimensional requirements of the Zoning Ordinance and there would be no need for any variance requests from the Zoning Board.

Planner Goff explained that he requested a Board review of this proposed plan due to the development challenges posed by the very steep slope and exposed ledge. He is concerned about site drainage as the proposed top of the

foundation (470.00') is 19 feet above the catch basin (451.70') which is only 37 feet from the street. His second concern is the steep retaining walls and their 10-foot proximity to the house.

Planner Goff recommended that:

1. The proposed plan undergo a Peer Review by Joe Casali Engineering, Inc. who will provide feedback regarding the proposed plan. The fee will be at the expense of the applicant. The fee proposal will be forwarded to the applicant and his engineer, Paul Carlson once received.
2. The applicant's engineer, Paul Carlson from InSite Engineering should attend the next meeting to discuss/present drainage design considerations and calculations as well as sight lines.
3. Add the limit of disturbance to the plans.
4. Planning Board members visit the site before the next meeting.

The Board discussed and shared these same concerns and:

Voted to continue Ethier, Mitchell & Denise, Reservoir Rd AP 210 Lot 30 to the February 7, 2022 meeting.

Motion by Stephen Foy. Seconded by Leo Felice. Motion carried unanimously.

Discussion of Solar Moratorium and potential amendments to Zoning Article 30-211 and 30-71:

Jeff Davis of Horsley Whitten met with the board to discuss the moratorium and begin the outline of ideas and topics to consider in revisions to the Solar Ordinance as they relate to the moratorium. Planner Goff noted that the Town Council placed the moratorium on large-scale ground mounted solar facilities specifically in the Commercial and Industrial Zones. It will not affect applications that have received Master Plan approval or accessory solar projects (ground mounted or roof mounted).

The Town Council would like the Board to discuss and consider:

1. Ways to allow solar in other areas to protect the buildable commercial and industrial land.
2. Consider brownfields and former gravel operations.
3. Establishing special permit criteria for siting in other areas to limit solar in residential and farming zones.
4. Allowing farmers to augment their operations with solar fields.
5. Allowing carports in non-commercial/industrial areas.
6. Allowing solar along Bronco's highway ROW or within the N-Grid power line row's.
7. Limiting combining solar projects. Example Bronco Highway and Victory Highway solar.

The Board agreed to review and develop performance and standards criteria with a focus on maintaining the rural character of the town. They will start by identifying available and appropriate sites in both the commercial and F5 zones. Jeff Davis will research and identify these areas for the next meeting and will provide examples of neighboring town's standards. The Board will review these documents then devise their list of performance and standards and criteria and draft recommended revisions. The Boards final recommendations will be submitted to the Town Council for consideration.

ADMINISTRATIVE REPORTS

Brassard, Joanna & Plante, Janice & Kevin, 405 and 425 Mowry Street, AP 176 Lot 22 & AP 176 Lot 21:

Administrative Subdivision. Accept for the record.

Voted to approve Brassard, Joanna & Plante, Janice & Kevin, 405 and 425 Mowry Street, AP 176 Lot 22 & AP 176 Lot 21. Motion by Stephen Foy. Seconded by Leo Felice. Motion carried unanimously.

OTHER BUSINESS: NONE

ADJOURNMENT:

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

Meeting adjourned at 9:05 p.m.

Bruce Ferreira, Planning Board Chairman

Nicole Stockwell, Administrative Aide