



# **Burrillville Planning Board**

## **Meeting Minutes**

### **June 6, 2022**

**CALL TO ORDER:** Chairman Bruce Ferreira called the meeting to order at 7:00 p.m.

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

**ACCEPTANCE OF MINUTES:** May 2, 2022 and May 31, 2022 minutes

**Voted to accept the May 2, 2022 and May 31, 2022 minutes.** Motion by Stephen Foy. Seconded by Ken Raspallo. Motion carried unanimously.

**CORRESPONDENCE:** None.

#### **OLD BUSINESS**

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

Preliminary Plan Review, Minor Subdivision. (Continued from May 2022)

Engineer Paul Carlson of InSite Engineering, reviewed the revisions on Preliminary Plan dated May 26, 2022 as recommended by the Board at the May review:

- Limit of disturbance was added to plan
- Depth to ledge noted on plan

Mr. Carlson explained the engineering of the 3-foot retaining walls and detailed why the Board's request for additional weepholes and pinning of the wall was not necessary. The wall, as designed, adequately address site drainage and decreases the likelihood of surcharge.

**Voted to approve Ethier, Mitchell & Denise, Reservoir Rd AP 210 Lot 30 to the June 6, 2022 meeting to allow for plan revisions.** Motion with findings of fact by Stephen Foy. Seconded by Chris Desjardins. Motion carried unanimously.

##### **Discussion and consideration of amendments to Solar Ordinance Zoning Articles 30-211 and 30-71**

(Continued from March 2022)

Jeff Davis of Horsley Witten, reviewed and discussed second draft revisions to the Solar Ordinance. The Board was satisfied with the 30-211 revisions and recommended Planner Goff work with Jeff Davis to ensure all related items in article 30-7 are amended to reflect the 30-211 revisions. Once the final drafts are available, Planner Goff will forward final drafts of 30-211 and 30-71 to the Town Council for their consideration.

**Voted to proceed with final draft revisions of articles 30-211 and 30-71 then forward them to the Town Council for their consideration.** Motion by Steve Foy. Seconded by Dov Pick. Motion carried unanimously.

#### **NEW BUSINESS:**

##### **Evans, Derek: Evans Estates Pole 217 Lapham Farm Rd Map 211 Lot 8:**

Pre-Application Plan Review-Minor Subdivision, three lots.

Applicant Derek Evans presented this application as a 3 lot minor subdivision of a vacant 13.28 acre lot off of Lapham Farm Road. The parcel is located in R-40 Zoning District. Town sewer and water are not available requiring OWTS and wells on Lots. A wetlands biologist is in the process of identifying and flagging the wetlands. The applicant explained that the lots are known to have wetlands and he will have to comply with

contingencies of article 30-153-Parcels containing wetlands. The applicant explained that irregular shaped lot lines were necessary as approximately 60% of .92 acre Parcel A and 53% of .93 acre Parcel B are wetlands. The irregular lot lines allow for the minimum requirements of 12,000 square feet of buildable upland and for the placement of the ISDS/OWTS to be a minimum of 200 feet from the RIDEM Jurisdictional wetland edge and the edge of a RIDEM defined "river". The applicant intends to sell parcels A and B and intends to build a home for himself on 12-acre Parcel C.

The Board recommended clear boundary markers be installed. The Board recommended the applicant move forward with securing DEM approvals and return to the Town Planner when ready for the next stage of plan review. **No vote taken as this is a pre-application plan review.**

#### **ADMINISTRATIVE REPORTS:**

##### **Greer, Meghan, 1544 Hill Road, AP 54 Lot 6:**

Minor Rural Residential Compound. Final Plan Administrative Approval. Accept for the record.

**Voted to accept Greer, Meghan, 1544 Hill Road, AP 54 Lot 6: Minor Rural Residential Compound. Final Plan for the record.** Motion by Stephen Foy. Seconded by John Bonin. Motion carried unanimously.

##### **Hutnack, Nancy & Pratt, Dennis & Jeannine, 542 and 524 Round Top Road, AP 107 Lot 26 & AP 107 Lot 25:** Administrative Subdivision. Accept for the record.

**Voted to accept Hutnack, Nancy & Pratt, Dennis & Jeannine, 542 and 524 Round Top Road, AP 107 Lot 26 & AP 107 Lot 25: Administrative Subdivision for the record.** Motion by Stephen Foy. Seconded by John Bonin. Motion carried unanimously.

#### **OTHER BUSINESS: NONE**

#### **ADJOURNMENT**

**Voted to adjourn.** Motion by Stephen Foy. Seconded by Dov Pick. Motion carried unanimously.  
Meeting adjourned at 8:15p.m.

Bruce Ferreira, Planning Board Chairman  
Nicole Stockwell, Administrative Aide