



Burrillville Planning Board

Meeting Minutes

June 5, 2023

CALL TO ORDER: Chairman Stephen Foy called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Stephen Foy (Chairman), Leo Felice (Vice Chairman), John Bonin, Krista Iacobucci, Michael Lupis, Dov Pick, Ken Raspallo and Joshua Razee were present.

MEMBERS ABSENT/EXCUSED: Bruce Ferreira

ACCEPTANCE OF MINUTES: May 1, 2023

Voted to accept the May 1, 2023 minutes. Motion by Leo Felice. Seconded by Ken Raspallo. Motion carried unanimously.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS

Bale Fire, LLC 1677 Round Top Rd Harrisville, RI Map 021 Lot 018:

Pre-Application Plan Review, Minor Land Development. Proposed 12-site campground. Recommendation to Zoning Board of Review for Special Use Permit.

Applicant and owner Jacqueline Nunez presented the pre application plan with request for recommendation for a special use permit to the Zoning Board of Review. The applicant explained the development plan to operate a primitive camping at the Conjuring House, where, under existing business license, they offer activities related to the paranormal to include overnight stay in the house. The proposed accessory use of a 12 site camping area will allow for expanded guest experiences and additional source of revenue for the owner.

The parcel is 8.5 acres with 450 feet of frontage along Round Top Road and is located in the F-5 district, where camping is allowed with a Special Use Permit from the Zoning Board of Review. Overall camping is encouraged by the Town's Comprehensive Plan, specifically Goal VIII.1.g.3 "Encourage more lodging and camping opportunities in town to allow more visitors to utilize local recreational resources and support local businesses."

During Board questioning, the Planning Board addressed the following with the applicant:

- 1.) Safety/Security/Fire: Currently, there are 12 security cameras with 24/7 staffing on site. Per plan, campsite fire pits not offered or permitted. There is one central fire pit operated by staff only.
- 2.) Traffic/parking: "No street parking" signs will be posted from pole 103 to the Massachusetts line to deter unregistered persons/trespassers from parking. Guests are to use the preexisting 29-spaced guest parking area.
- 3.) Noise: Staff will enforce compliance with local noise ordinance.
- 4.) Utilities: Primitive camping, no utilities, Port-o-potties, bottled water.
- 5.) Buffering: There is ample buffering for the 12 campsites (10 tents and 2 trailers). As currently cited in the development plan, they are not visible to abutters.
- 6.) Impact to wetlands: It appears that some of the proposed camping sites may be close to or within jurisdictional wetlands. The Planning Board requested the applicant contact a wetlands biologist to review both current and proposed activities to ensure no negative impact with the location of the campsites adjusted if needed.

The Planning Board had a positive opinion of the pre-application plan and voted to provide a positive recommendation for a Special Use Permit to the Zoning Board. The proposed development plan is in keeping with the rural nature of the town and, provided any potential impacts to abutting properties and /or wetlands are mitigated, the proposed development plan should move forward in the plan review process.

Amendments to Zoning Ordinance with recommendation to the Town Council

Planner Goff noted that there are three proposed amendments to the Zoning Ordinance prompted by. 1.) Federal Emergency Management Agency changes to the flood-mapping program. 2.) Influx of Zoning Board of Review SUP applications to raise small animals such as chickens and goats and 3.) Influx in Zoning Board of Review Variance applications for max height in accessory structures in the F-2 Zoning District (15' max).

Article VI Special Use Regulations, Section 30-205 Special Flood Hazard Areas and Fringe Lands. Town Council Hearing in June.

Town Council Hearing in June. This requested amendment to the town Zoning Ordinance in response to recent updates to the Federal Emergency Management Agency final flood hazard determination for Providence County. The town of Burrillville is required to make amendments to flood hazard areas as shown on the FIRM panels that are listed in our ordinance.

Voted to send positive recommendation to the Town Council to amend Article VI Special Use Regulations, Section 30-205 Special Flood Hazard Areas and Fringe Lands. Motion by Dov Pick. Seconded by Vice Chairman Leo Felice. Motion Carried unanimously.

Article III Zoning District Regulations, Section 30-71 Zoning District Uses, Section 1 Agricultural Uses, 1. Raising of Animals.

Town Planner Ray Goff is working with Zoning Official and Animal Control Officer to propose changes relating to the raising of chickens. Amendments (with limitations) will allow raising chickens by rite and avoid the need for a special use permit and/ or a variance in most cases. Suggested revisions are in process and will be available for consideration at the July 10, 2023 meeting.

Article IV Zoning District Dimensional Regulations, Section 30-11 Table of Dimensional Regulations. Table II, F-2 Maximum Height of an Accessory Structure.

In recent months alone, the Zoning Board has reviewed and approved approximately 10 height variance applications in the F-2 Zone. Planner Ray Goff in collaboration with the Zoning Official Official propose amendment of the maximum height for accessory structures within the F-2 zone from 15 feet to 25 feet.

Voted to send positive recommendation to amend Article IV Zoning District Dimensional Regulations, Section 30-11 Table of Dimensional Regulations. Table II, F-2 Maximum Height of an Accessory Structure from 15 feet to 25 feet. Motion by Dov Pick. Seconded by Krista Iacobucci. Motion Carried unanimously.

ADMINISTRATIVE REPORTS

Groome, Paul, 65 Oakland Ave., Map 162 Lot 091:

Administrative Final, Minor Land Development, Duplex with Accessory Office Use. Accept for the record.

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

Administrative Final -Minor Subdivision, three lots.

Voted to receive and file administrative reports. Motion by Vice Chairman Leo Felice. Seconded by Dov Pick. Motion carried unanimously.

ADJOURNMENT

Voted to adjourn at 7:45pm. Motion by Dov Pick. Seconded by Joshua Razee. Motion carried unanimously.

Stephen Foy, Planning Board Chairman

Nicole Stockwell, Administrative Aide