



Burrillville Planning Board

Meeting Minutes

July 10, 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 (Secretary), Bruce Ferreira, Michael Lupis, Dov Pick and Krista Iacobucci were present.

MEMBERS ABSENT/EXCUSED: Ken Raspallo and Joshua Razee

ACCEPTANCE OF MINUTES: June 5, 2023

Voted to accept the June 5, 2023 minutes. Motion by Leo Felice. Seconded by Michael Lupis. Motion carried unanimously.

CORRESPONDENCE: June 1, 2023 Memo from DPW Director Jeff McCormick re: Lapham Farm Village 211/002

OLD BUSINESS: None

NEW BUSINESS

Town Line Farm Winery & Campground- 0 South Main Street AP 265 Lot 001 & AP 265 Lot 003:

Preliminary/Final Plan Review, Minor Land Development. Proposed winery and 20-site campground.

Applicant Robert Lohr was last before the Board on 3/6/23 for a pre-application plan review where the Planning Board unanimously voted to forward a letter of recommendation to the Zoning Board for a Special Use Permit. The Zoning Board considered Mr. Lohr's SUP application at the 5/9/23 hearing where, per unanimous vote, they granted a Special Use Permit with 3 conditions: 1.) Enforcement of a universal fire ban for all sites when fire ban issued by Pascoag or Glocester Fire Departments, 2.) Install trail and boundary signage, 3.) Store or remove unused farm equipment. Mr. Lohr noted that there are no revisions to his development plan and he has nothing further to share with to the Board. Having no pending items to discuss or any questions from the Board, Chairman Foy entertained a motion.

Secretary John Bonin made a **motion to approve** Town Line Farm Preliminary/Final Plan with the conditions set forth by the Zoning Board with Findings of Fact read. Motion Seconded by Bruce Ferreira. Motion carried unanimously.

Voted to approve Town Line Farm Winery & Campground Preliminary/Final Plan 7-0 with 3 conditions: 1.) Enforcement of a universal fire ban for all sites when fire ban issued by Pascoag or Glocester Fire Departments, 2.) Install trail and boundary signage, 3.) Store or remove unused farm equipment.

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

Preliminary/Final, Minor Land Development. Proposed 12-site campground.

Applicant Jacqueline Nunez was last before the Board on 6/5/23 for a pre-application plan review where the Planning Board voted to forward a letter of recommendation to the Zoning Board for a Special Use Permit. The Zoning Board considered Ms. Nunez's SUP application at their 6/27/23 hearing where, per unanimous vote, they granted a Special Use Permit with 1 condition: 1.) Minimum staffing of 3 when guest count equals 20. Ms. Nunez noted there are no revisions to her development plan and she has nothing further to share with to the Board. Having no pending items to discuss or any questions from the Board, Chairman Foy entertained a motion.

Secretary John Bonin made a **motion to approve** Bale Fire LLC Preliminary/Final Plan with the condition set forth by the Zoning Board with Findings of Fact read. Motion Seconded by Bruce Ferreira. Motion carried unanimously.

Voted to approve Bale Fire, LLC Preliminary/Final Plan 7-0 with 1 condition: Minimum staffing of 3 when guest count equals 20.

Lapham Farm Village-KLMB Properties, 202 Lapham Farm Rd, AP 211 Lot 2: Public Hearing

Preliminary Plan Review, Major Subdivision, 11 lots, 11 dwellings, 22 units. Continued from May 1, 2023.

Applicant Kevin Lavoie of KLMB properties was last before the Board on 5/1/23 for Preliminary Plan review where the Board voted to continue to allow the applicant and engineer time to address pending items identified in the Peer Review Report, by the Board and by the fire department. Applicant Kevin Lavoie and Engineer Brian Thalmann of DiPrete Engineering reviewed the revisions made to include abutter screening detail and relocation of the cistern per fire department request. The traffic study report was also reviewed that showed no significant impact on Lapham Farm Road. The Board discussed the existing waivers set forth at the master plan approval then identified pending details to address to include: detailed lighting and signage plan, trash removal plan, HOA documents/storm water maintenance plan, walking path detail, resolution to ROW/driveway and mailbox access regarding abutter Derek Cote of 200 Lapham Farm Road.

Chairman Steven Foy opened the Public Hearing. Abutters Daniel Marcotte of 222 Lapham Farm Road and Clifford & Suzanne Kendzierski of 225 Lapham Farm Road requested further detail regarding the traffic report, HOA documents/storm water maintenance agreement, development timeline and visual impact of a 6 foot pitched entrance (required for height of critter crossing at wetlands crossing). Chairman Steve Foy, Applicant Kevin Lavoie and Engineer Brian Thalmann addressed abutter questions and concerns. With no other members of the public wishing to speak, Chairman Steve Foy closed the Public Hearing. The Board reviewed the pending items identified earlier and having no further discussion or questions from the Board, Chairman Foy entertained a motion.

Secretary John Bonin made a **motion to approve** Lapham Farm Village Preliminary Plan with conditions with Findings of Fact read. Motion Seconded by Bruce Ferreira. Motion carried unanimously.

Voted to approve Lapham Farm Village Preliminary Plan 7-0 with 13 conditions:

- 1. Waiver of Table 15-1: Cul-de-sac Maximum Length of 900 feet to allow up to a maximum of 1,385 feet.**
- 2. Waiver of 15-9.7.B. & 15-9.8.A. to allow open drainage where possible.**
- 3. Waiver of 15-9.2 D. 4. to omit sidewalks as there are no sidewalks on adjacent roads and it is determined they are not needed for this development.**
- 4. Waiver of 15-9.11 to allow Cape Cod berms with a mountable shoulder to assist with on street parking.**
- 5. Waiver of 15-9.2 to omit landscaping of cul-de-sac and on both sides of the street to allow street trees on one side of the street.**
- 6. Waiver of 15-9.8b to omit requirement of 1 & 2 year storm water design.**
- 7. Phased development plan to maintain the 80/20 market to affordable ratio throughout construction.**
- 8. Establish a \$550,000 maintenance bond.**
- 9. Establish a \$1,000 DPW inspection fee.**
- 10. Final Plan submission must show detailed walking trail, lighting and signage plan, trash removal plan, gang mailboxes.**
- 11. HOA documents to include a storm water maintenance agreement due at Final Plan submission.**
- 12. Confirmation of accepted resolution to ROW/driveway and mailbox access regarding abutter Derek Cote of 200 Lapham Farm Road due at final plan.**
- 13. Final Plan Review to be conducted by the Administrative officer**

ADMINISTRATIVE REPORTS-ACCEPT FOR THE RECORD

Cardon, Craig: 2252 Victory Highway AP 130 Lot10: Administrative Preliminary/Final Review-Minor Subdivision, 3 lots.

Benoit, Lucien: 0 Victory Highway Map 114 Lot 012: Administrative Final, Minor Subdivision, 2 lots.

Hummell, Robert, 120 Union Ave, AP 141 Lot 130 & AP 141 Lot 131: Administrative Subdivision, 2 lots.

East Ave Solar and Bronco Terrace, Pole 5½ East Ave, AP 162 Lot 32: Phase II Administrative Final, Major Land Development: 1.5-acre 250kW ground mounted solar energy system with 2 2-unit commercial buildings.

Voted to accept all Administrative Reports for the record. Motion by Bruce Ferreira. Seconded by Vice Chairman Leo Felice. Motion carried unanimously.

OTHER BUSINESS: None

ADJOURNMENT: Voted to adjourn at 9:00pm. Motion by Bruce Ferreira. Seconded by Vice Chairman Leo Felice. Motion carried unanimously.

Stephen Foy, Planning Board Chairman
Nicole Stockwell, Administrative Aide