



Burrillville Planning Board

Meeting Minutes

September 11, 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, Ken Raspallo and Joshua Razee were present.

MEMBERS ABSENT/EXCUSED: 1 vacant Board seat

ACCEPTANCE OF MINUTES: July 10, 2023 (No August meeting)

Voted to accept the July 10, 2023 minutes. Motion by Vice Chairman Leo Felice. Seconded by Bruce Ferreira. Motion carried unanimously.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS

Narragansett Electric Company-Nasonville Substation Expansion Project 445 Douglas Turnpike Map 131 Lot 030: Public Hearing, Preliminary Plan Review, Major Land Development. Proposed expansion of fenced area to accommodate replacement equipment and a second transformer.

Attorney George Watson III of Robinson and Cole and Narragansett Electric Project Engineer Nick S. presented the Preliminary Plan detailing the replacement of a transformer substation damaged by fire in an August 2022 lightning strike as well as the expansion plan to add a second transformer substation to the heavily loaded facility. This substation is currently operating as a non-conforming use in the F-2, A-80 and A-100 Zones and will require the granting of 4 variances from the Zoning Board of review: 1.) Use 2.) Area-5,309.20 sq. feet of relief, 3.) Frontage-107ft of relief and 4.) Height of Structure-defined measurement of relief to be determined.

It was noted that this development plan will reduce the existing buffer between the substation and abutter 131/029 who also has access to his property via a documented ROW.

During question and discussion with the Board, it was noted that abutter 131/029 has been unresponsive to applicant attempts to communicate both in writing and in person to discuss the development plan. The applicant will continue to reach out to determine a reasonably suitable buffering plan and to confirm no impact/uninterrupted ROW access to 131/029 residence.

Chairman Steve Foy opened Public Hearing. Having no one wishing to speak, Chairman Foy closed the Public Hearing.

After brief discussion, motion to approve the application with the following Findings of Fact read by Secretary John Bonin:

1. The land development plan is not inconsistent with the Town's Comprehensive Plan as public utilities are a necessary part of the community;
2. The land development plan is in compliance with the standards and provisions of the Burrillville Zoning Ordinance, as a substation is an allowed use subject to the granting of a Use Variance and Dimensional Variances for frontage and area from the Zoning Board of Review;
3. The land development will have no significant environmental impacts;
4. The land development will not result in the creation of an unbuildable lot;
5. The land development has permanent physical access to Douglas Turnpike;
6. The land development plan is consistent with the Comprehensive Plan, Zoning Ordinance and Land Development Regulations subject to a Use Variance and Dimensional Relief Variances for frontage and area granted from the Zoning Board of Review.

Voted to approve Narragansett Electric Company-Nasonville Substation Expansion Project 445 Douglas Turnpike Map 131 Lot 030 Preliminary Plan with the following waivers and/or conditions:

- 1. Provide for in design, screening reasonably satisfactory to rear abutter 131/029 and Administrative Officer.**
- 2. Provide for in design, uninterrupted ROW driveway access for rear abutter 131/029.**
- 3. Granting of 4 variances from the Zoning Board of review: 1.) Use, 2.) Area-5,309.20 sq. feet of relief, 3.) Frontage-107ft of relief and 4.) Height of Structure-defined measurement of relief to be determined.**
- 4. Final Plan review to be conducted by the Administrative Officer.**

Motion with Findings of Fact read by Secretary John Bonin. Seconded by Bruce Ferreira. Motion carried unanimously.

Voted to send a positive letter of recommendation to the Zoning Board of review for necessary Variances for Narragansett Electric Company-Nasonville Substation Expansion Project 445 Douglas Turnpike Map 131 Lot 030 Preliminary Plan with the following waivers and/or conditions. Motion by Chairman Steve Foy. Seconded by Bruce Ferreira. Motion carried unanimously.

Coupe, Gregory 0 Gig Road Map 131 Lots 014-018: Pre Application Minor Subdivision, Merger of 5 lots into 1. Recommendation to Zoning Board of Review.

Attorney Dave Dagostino of Gorham and Gorham and applicant Gregory Coup presented the pre-application plan proposing the merger of five lots into 1 lot off of the unimproved portion of Gig Road, a non-accepted town road (paper road). Access to this merged lot is proposed via a driveway over the unimproved portion of Gig Road.

The combined lot will total approximately 3.06 acres with a width of approximately 350 feet. This lot meets the A-120 Aquifer zoning minimum requirements of 300 feet lot width and 2.75 acres area. However, the merged lot lacks frontage on a town or state road, thereby not meeting the minimum frontage requirement. In order for the merged lot to be buildable, relief from the 300 foot frontage requirement on a Town accepted road is required. Once variance is approved, applicant may return to Planning Board for Preliminary Plan Review.

Voted to send a positive letter of recommendation to the Zoning Board of review for frontage Variance regarding Coupe, Gregory 0 Gig Road Map 131 Lots 014-018. Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

Tetreault, Timothy: 0 Round Top Road Map 021 Lot 005: Preliminary Plan Review, Minor Subdivision, 2 lots. Applicant not present due to medical emergency. Planner Goff and the Board discussed recent Zoning Board approval of necessary variances and agreed to move forward with application review.

After brief discussion, motion to approve the application with the following Findings of Fact read by Secretary John Bonin:

1. The development is in conformance with the Town's Subdivision Regulations as the proposed lots meet applicable Subdivision Requirements;
2. The application is in conformance with the Town's Zoning Ordinance and meets minimum zoning regulations with the granting of a 424-foot frontage variance for each lot. Zoning Board approval granted without stipulations at the 8/5/23 Hearing per review of Case 2023-18.
3. There will be no negative environmental impacts if built according to the approved plan so as to avoid impact to wetlands or environmental sensitive areas;
4. The subdivision will not result in the creation of unbuildable lots as both lots will support a residential dwelling;
5. The subdivision will result in two (2) lots that will have adequate and permanent physical access to Round Top Road.

Voted to approve the Preliminary Plan for Tetreault, Timothy Minor Subdivision -2 lots 0 Round Top Road AP 021 Lot 005 subject to the following waivers and/or conditions:

1.) Secure proof of fire dept. approval of driveway design in reference to EMS accessibility.

2.) Final Plan review to be conducted by the Administrative Officer.

Motion by Secretary John Bonin. Seconded by Vice Chairman Leo Felice. Motion carried unanimously.

Discussion, Consideration and Action Relative to the 2023 Legislative Acts and Response Amendments to Code of Ordinances, Development Regulations, and Comprehensive Plan with Recommendation to Town Council. Planner Ray noted that consultant was stuck in flooding and unable to attend meeting. Board is tasked with reviewing handouts in preparation for discussion and action at the October meeting.

Discussion, Consideration and Action Relative to Amendments to Code of Ordinances Relative to the Raising of Chickens with Recommendation to the Town Council.

- Chapter 4 Animals
- Chapter 30 Zoning, Article III Zoning District Regulations, Section 30-71 Zoning District Uses, Section 1 Agricultural Uses, 1. Raising of Animals.

Planner Goff explained Zoning Official Steve Detonnancourt and ACO Kerry Courtemanche collaborated to draft this ordinance, which as written will allow the raising of chickens by rite with defined limitations set by parcel zone/acreage. The Board reviewed the draft and has no recommended revisions.

Voted to forward a positive recommendation to the Town Council for consideration/adoption of Chicken Ordinance. Motion by Chairman Steve Foy. Seconded by Bruce Ferreria. Motion carried unanimously.

Discussion Consideration and Action Relative to the Establishment of a Nasonville Redevelopment District to Include Amendments to the Code of Ordinances and Recommendation to Town Council.

Ray Goff noted the Board last reviewed the Nasonville Redevelopment Plan 3 years ago where it was sent to the Town Council for endorsement. The Board reviewed minor revisions to include identification of the parcels within the proposed district as well as amendments to Code of Ordinances to establish the Nasonville Redevelopment District.

After brief discussion, motion made by Bruce Ferreira to forward positive recommendation to Town Council.

Voted to forward positive recommendation to the Town Council regarding an amendment to the Code of Ordinances to establish the Nasonville Redevelopment District. Motion by Bruce Ferreira. Seconded by Josh Razee. Motion carried unanimously.

ADMINISTRATIVE REPORTS:

- **Simard, John & Ann Marie 0 & 51 Doe Crossing Drive AP 135 Lot 55 & AP 135 Lot 56:**
Administrative Subdivision. Accept for the record.
- **Joubert, Seth 580 Stone Barn Road Map 070 Lot 029:**
Administrative Final, Minor Subdivision, Two Lots. Accept for the record.
- **Tiki Village Homeowners Assoc., 0 Reservoir Rd., Map 264 Lot 005, Map 246 Lots 7 & 8:**
Administrative Subdivision. Accept for the record.

Voted to accept all Administrative Reports for the record. Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

OTHER BUSINESS: None

ADJOURNMENT: Voted to adjourn at 8:25pm. Motion by Bruce Ferreira. Seconded by Vice Chairman Leo Felice. Motion carried unanimously.

Stephen Foy, Planning Board Chairman
Nicole Stockwell, Administrative Aide