



Burrillville Planning Board

Meeting Minutes

October 2, 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 Joshua Razee.

MEMBERS ABSENT/EXCUSED: Ken Raspallo

ACCEPTANCE OF MINUTES: September 11, 2023

Voted to accept the September 11, 2023 minutes. Motion by Vice Chairman Leo Felice. Seconded by Bruce Ferreira. Motion carried unanimously.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS

Amendments to Zoning Ordinance, Development Regulations, and Comprehensive Plans Regarding 2023 Legislative Acts and Recommendation to Town Council.

Consultant Jeff Davis of Horsley Witten reviewed 2023 legislation and track changes/draft response amendments to include Legislation Checklist, Inclusionary Zoning, Affordable Housing/Comprehensive Permits, Special Use Permits, List of standards for non-residential uses in residential zoning districts, as well as general environmental nuisance standards. Target date of final draft completion is November 2023 with positive recommendation to Town Council for consideration/adoption. This new legislation effective date is 1/1/24.

Town of Burrillville, 0 Pleasant Street, Map 157 Lots 221 & 222: Pre Application Plan Review, Major Land Development of 6-8 Affordable Housing Units and Recommendation to Zoning Board of Review.

Joe Casali of Casali Engineering presented the pre application plan to develop 6-8 1,800 sf affordable units off Pleasant Street in Pascoag. Due to the unique layout of the lot with Pleasant Street running thru it, an administrative subdivision is necessary to separate the road from the lots to define new road ROW boundaries. Dimensional variances for area and frontage are necessary to meet the A-80 aquifer zoning requirements, which are 80,000 sq. ft. of area and 300 feet frontage.

Planner Goff noted the Town of Burrillville has recently fallen below the State identified 10% affordable housing unit mark and development of these units will help elevate the Town's affordable percentage back above 10% to be in compliance with the State law.

During questioning by the Board, development of additional units was suggested since his development is 100% affordable; it falls within the provisions of the inclusionary zoning. That being with 6 proposed units, 4 additional bonus units are allowed for a total of 10 possible units.

Engineer Joe Casali stated next steps are to survey the property and based on results, revise the plan to accommodate maximum yield of up to 10 units. Once these steps are completed, the necessary zoning relief will be defined and a letter of recommendation will be requested to the Zoning Board of Review.

The Board had a positive view of the development plan and found it consistent with the Town's Comprehensive Plan, specifically, Chapter V: Housing & Affordable Housing Strategy:

Policy V.1.a Stimulate development of a variety of housing, in terms of cost, size, location and design, to meet the broad range of needs and desires of homeowners and renters, and of all income groups and family sizes.

Policy V.1.f Encourage and support the optimum location of new housing in terms of its relationships to transportation, pollution control, water supply, education and other public facilities and services; employment opportunities and commercial and community services; adjacent land uses; and the suitability of the specific site for other land uses, including open space.

Goal V.2 Promote a safe, sanitary and well-constructed housing stock through new construction and renovation of existing structures.

Goal V.3 To encourage density and pedestrian friendly neighborhoods.

Voted to forward letter of recommendation to the Zoning Board of Review for the granting of the necessary dimensional variances once identified. Motion by Bruce Ferreira. Seconded by Josh Razee. Motion carried unanimously.

ADMINISTRATIVE REPORTS:

Beckwith Bruckshaw Recreation Center- 300 Church Street AP 157 Lot 36 and AP 174 Lot 2: Administrative Final, Major Land Development. Accept for the record.

Brizard, Mark, 0 Reservoir Road, Map 245 Lots 030 & 031: Administrative Subdivision. Two lot merger. 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 9:25pm. Motion by Bruce Ferreira. Seconded by Vice Chairman Leo Felice. Motion carried unanimously.

Stephen Foy, Planning Board Chairman
Nicole Stockwell, Administrative Aide