



Burrillville Planning Board

Meeting Minutes-August 2, 2021

7:00PM

Phone (401) 568-4300 ext. 130
Fax (401) 710-9307
RI Relay 1-800-745-5555

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 and Krista Iacobucci were present. Leo Felice (Vice Chairman) and John Bonin Jr. were excused.

ACCEPTANCE OF MINUTES: July 12, 2021 minutes

Voted to accept. Motion by Stephen Foy Seconded by Krista Iacobucci. Motion carried unanimously.

CORRESPONDENCE: Letter dated July 26, 2021 from Division of Statewide Planning regarding Town of Glocester Comprehensive Plan Amendment.

OLD BUSINESS:

Log Road Solar, Pole 33 Log Road, AP 237 Lot 5, Public Hearing:

Preliminary Plan Review, Major Land Development: 13.8 acre 4.997 MW ground mounted solar energy system. Continued from July 12, 2021

Attorney Helen Anthony, Greg Avenia from Wood Engineering and Scott Milnes from Log Rd Solar, LLC were present. Attorney Anthony reviewed the requested modifications and outstanding items, which are now satisfied and included in the plan:

- 1.) Slope stabilization plan for all slopes is now included on plans
- 2.) Ground cover plan-On July 29, 2021 Planner Goff and Board member Foy visited an array in MA where the applicant used the proposed drought resistant seed application. They shared photos and opinion with the Board. After review of their findings, the Board approved the proposed seed mix that does not require a loam base. This seed mix is reflected in plans.
- 3.) Location of locking gate at entrance-The location of the entrance gate was moved from the street to 100 feet in to allow vehicles and EMS apparatus to pull in and off the road to unlock the gate. Reflected on plans.
- 4.) Existing 4 wells on site need to be put "out of service" with method listed on plans-now reflected on plans.
- 5.) Staging area-The staging area was moved to the opposite side of the road as suggested by Planner Goff to an area that would require less land disturbance. Noted on plans
- 6.) One-year warrantee offered on transplanted trees-included in plan.

Having no questions from the Board, Chairman Ferreira opened the Public Hearing portion of the meeting. Paul Vanasse, who owns 140 Log Road, asked if the applicant has an interconnection agreement. The applicant responded that they do and it is with National Grid. With no one else wishing to speak, Chairman Ferreira entertained a motion to close the Public Hearing. Motion by Steve Foy. Seconded by Ken Raspallo. Motion carried.

The Board was satisfied with the plan as presented. Having no further discussion, questions or concerns, **Voted to approve Log Road Solar Preliminary Plan. Motion by Steve Foy. Seconded by Dov Pick. Motion carried.**

Proposed Amendments to General Ordinances-Chapter 30-164 Inclusionary Zoning

Chairman Ferreira entertained a motion to move this item to the end of the meeting as a courtesy to applicants who are waiting to present their plans.

Voted to move this item to the end of the meeting. Motion by Chairman Ferreira. Seconded by Steve Foy. Motion carried.

NEW BUSINESS:

Douglas Pike Solar, LLC, 0 Walling Road, Map 131 Lot 7:

Final Plan Review, Major Land Development, 2.7 MW ground mounted solar energy system.

Attorney Jennifer Cervenka, John Typadis and Greg Gregowski of ESS Group were present. Attorney Jennifer Cervenka reviewed the requested modifications and outstanding items, which are now satisfied and included in the plan:

- 1.) Approval of a RIDEM Wetlands Permit for the proposed project.
- 2.) Approval of the RIDOT Physical Alteration Permit for access to Douglas Pike.
- 3.) Specifications and a detail for a metal swing gate.
- 4.) Limits and detail for loam and seeding of the northern slope facing the driveway at Douglas Pike.
- 5.) 15 feet spacing between panels and fence (per Fire Marshall).
- 6.) Knox Bot detail specifies that an EAS box gate lock is required at both gates to ensure fire department access.
- 7.) Additional buffer plantings may be required during construction phase if deemed inadequate by the Planner. Agreed to and included in plan.
- 8.) Engineering reports shall provided to the Planning Department with inspection reports/review of erosion control measures as well as any necessary correction measures for the project until the site has been stabilized.
- 9.) Hydro mulch will be used to stabilize the site as required by RIDEM and the Board.
- 10.) Decommissioning Bond set at 90k (at last meeting).

The Board was satisfied with the plan as presented. Having no further discussion, questions or concerns,

Voted to approve Douglas Pike Solar Final Plan. Motion by Stephen Foy. Seconded by Dov Pick. Motion carried unanimously.

East Ave Solar and Commercial Space, Pole 5½ East Ave, AP 162, Lot 32:

Pre-Application, Major Land Development: 1.5-acre 250kW ground mounted solar energy system with a 4 unit commercial building.

Applicants Paul Vanasse and John Somyk were present. Mr. Vanasse and Mr. Somyk noted that they withdrew their last plan, a solar away with a 20-unit cluster development, to propose instead the unchanged solar project with two 4,980 sf commercial buildings. The applicants have also acquired 80,000 sq. ft. from the RIDOT Right of Way along Bronco's Highway and added it to the property.

The Board and applicants discussed several aspects of the plan that they felt needed to be addressed or revised on the next plan: 1.) Lighting-should be low and of limited disturbance to the abutters. 2.) Dumpster locations-since the rear of the building will be facing the abutters, the dumpster area(s) need to be fenced and gated. 3.) Screening-A deer resistant buffer or vinyl fence was suggested to screen the commercial driveway and rear of the building from the abutters. 4.) Drainage-Planner Goff recommended the drainage system be shifted closer to the developed area and suggested the pipeline follow the driveway if possible. This will both shift the drainage system closer to the development and limit the area of disturbance. 5.) Building Design-the Board suggested a style similar to that of CVS or Navigant Bank in Chepachet.

With nothing further from the Board, Chairman Johnson took questions and comments from the public. Eliza Blaze of 1442 Victory Highway expressed concern for well contamination. Chairman Ferreira explained that developers are responsible for a drainage design that will not adversely affect the existing wells or drainage in the area. Mr. Vanasse agreed and added that existing drainage issues will lessen or possibly even alleviated by the drainage system. Ms. Blaze added that she was in favor of Planner Goff's

request to shift the location of the pipe further away from her property line and liked his idea of a deer resistant buffer (vinyl fence).

Having nothing further, Chairman Ferreira stated that the Board approves of the plans as presented and asked the applicants to include the Boards recommendations on their Master Plan Application.

Proposed Amendments to General Ordinances-Chapter 30-164 Inclusionary Zoning

Nate Kelly of Horsley Witten Group discussed the latest revisions with the Board. The Board was satisfied and had no further revision requests. Mr. Kelly said he would proceed with the next step of the process, which is to review the Code of Ordinances and Comprehensive Plan to identify necessary revisions for consistency. He will draft a list of recommended revisions and come back to the Board for further discussion.

OTHER BUSINESS:

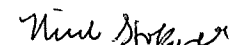
Administrative Reports: None

Having nothing further,

Voted to adjourn. Motion by Krista Iaocubucci. Seconded by Dov Pick. Motion carried unanimously.

Meeting adjourned at 9:00 p.m.

Bruce Ferreira, Planning Board Chairman



Nicole Stockwell, Administrative Aide

