

**MINUTES OF THE PLANNING BOARD MEETING OF APRIL 3, 2017  
AT THE JESSE SMITH LIBRARY COMMUNITY ROOM  
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

**I. CALL TO ORDER:**

**Meeting was called to order at 7:02 p.m., Jeffrey Partington, Chairman, presiding.**

**Members Present:** Jeffrey Partington, Mark Tremblay, Dov Pick, Leo Felice, Bruce Ferreira, Michael Lupis and Jeffrey Presbrey.

**Members Absent:** Christopher Desjardins and Robert Woods.

**Others Present:** Attorney Robert Mitson, Jeffrey McCormack, DPW Director, Joseph Raymond, Building Official and Christine Langlois, Deputy Planner.

**II. ATTENDANCE REVIEW:**

Mr. Felice acknowledged that Mr. Desjardins, and Mr. Woods were unavailable.

**III. ACCEPTANCE OF MINUTES:**

The **minutes of the Planning Board meeting of March 6, 2017** were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously.*

**IV. CORRESPONDENCE:** none.

**V. OLD BUSINESS:**

**Major Land Development: Burrillville Department of Public Works proposed Public Works Facility, Clear River Drive, Oakland; Map 161, Lots 6 & 15; Map 178, Lot 5: Combined Master-Preliminary Plan Findings of Fact-Decision (cont'd from 02/06/2017):**

*As the Board had no further comments or questions on the application, a motion to approve the Major Master-Preliminary plan for the Burrillville Department of Public Works proposed Public Works Facility on Clear River Drive, Oakland was made by Mr. Tremblay, in accordance with R.I.G.L. 45-23-60 with the following Findings of Facts: The Land Development is consistent with the Town's Comprehensive Plan, specifically, Chapter III Community Services & Facilities, Goal III.1, "To provide community facilities and services which maintain and improve existing quality in the most efficient manner to meet the existing and future needs of Burrillville's residents and businesses"; Policy III.1.g. "Maintain and expand public works facilities and operational capacity commensurate with the population of the community"; Implementation Action III.1.g.2, "Relocate the Public Works Department to a more appropriate location"; the Land Development complies with the Town's Zoning Ordinance as evidenced by a zoning determination from the Zoning Official dated December 27, 2016; there will be no significant environmental impacts from the project as the plan has been developed in accordance with all RIDEM regulations and will be further evidenced by pending approval from RIDEM Wetlands, RIPDES, and UIC; the Land Development will not result in the creation of an unbuildable lot; and the Land Development will have adequate and permanent physical access to a Town Road, Clear River Drive, subject to receipt of approvals from RIDEM Wetlands, RIPDES, and UIC, and to allow for the final plan submission to be handled administratively. The motion received a second from Mr. Ferreira, and carried unanimously by the Board.*

**Major Subdivision: Oakland Village, Victory Highway & Oakland School Street, Oakland: Request for Revision to Map 162, Lot 91 (formerly Lot 12) (cont'd from March 6, 2017):** The Board continued their review of the request from Scott and Jeremiah Adler, developers of the Oakland Village subdivision, to eliminate the “country” convenience store aspect for Map 162, Lot 91 and modify the plan to allow for a single family unit, with an associated home-occupation component. Mr. Raymond pointed out originally the development was designed and approved under the Route 102 Development Management Overlay District, which allows a Village Commercial mixed use development. Although it has been stated by the applicants that it is not economically feasible for a country store, it was economically feasible when the project was started a few years ago. He suggested leaving the country convenience store option as is. *A motion was made by Mr. Tremblay, and seconded by Mr. Ferreira, to deny the request for elimination of the “country” convenience store concept for Map 162, Lot 91 as the Board has no statutory authorization to grant the request due to the Village Commercial zoning district designation of the subdivision and the fact that the subdivision approval required at least one commercial element to the project. The motion carried unanimously by the Board.*

**Continued Discussions & Recommendation to Town Council Ordinance Subcommittee on Revisions to Zoning Ordinance dealing with Ground-Mounted Solar Photovoltaic Installation: Section 30-211. Ground-Mounted Solar Photovoltaic Installations and Section 30-71. Zoning District Uses, Section 4. Public and semipublic uses: (17) Solar photovoltaic installations:** Mrs. Langlois told the Board that she had forwarded the draft Solar Ordinance to Chris Kearns, of OER, for his review and comment. His comments have been provided for the Board’s consideration. She noted that she had left several dimensional areas blank for discussion by the Board. Attorney Mitson suggested the Board consider using the setbacks for each particular zoning district. The Board agreed with utilizing the setback and buffer requirements of each of the zoning districts in which the solar installations are allowed. They established a maximum height that shall not exceed 10 (ten) feet. In regards to Security, the fencing shall be of at least 6 (six) feet in height, surrounding the perimeter of the installation. In regards to Decommissioning, the Board agreed with providing additional language that includes notification to the utility company which provided the interconnection with the installation, and removal of the language, “or is disconnected for an aggregate of at least 365 days in any calendar year”, from the definition of Abandonment.

As there were no further questions or comments from the Board, *a motion was made by Mr. Ferreira to forward the revised Solar Ordinance to the Town Council for their review and acceptance with the changes suggested this evening. The motion received a second from Mr. Pick and carried unanimously by the Board.*

**VI. NEW BUSINESS:** none.

**VII. OTHER BUSINESS:**

**Report from Administrative Officer:** The Board reviewed the report from the Administrative Officer for the month of March. They noted that during March, no Certificates of Completeness were issued. There was one plan rejected as incomplete: *Hillside Estates, Marc Murphy Real Estate, LLC, East Wallum Lake Road, Pascoag (Conceptual RRC – 5 lots)*. No plans were endorsed.

*A motion to adjourn was then made by Mr. Ferreira at 7:50 p.m. The motion received a second from Mr. Pick and carried unanimously by the Board.*

Recorded by: \_\_\_\_\_  
M. Christine Langlois, Deputy Planner