



# **Burrillville Planning Board**

## **Meeting Minutes**

### **April 4, 2022**

**CALL TO ORDER:** Chairman Bruce Ferreira called the meeting to order at 7:00 p.m.

**ATTENDANCE REVIEW:** Bruce Ferreira (Chairman), Leo Felice (Vice Chairman), Stephen Foy (Secretary), Christopher Desjardins, Michael Lupis, Dov Pick, Ken Raspallo, John Bonin and Krista Iacobucci were present. No members were absent.

**ACCEPTANCE OF MINUTES:** March 7, 2022 minutes

**Voted to accept the March 7, 2022 minutes.** Motion by Stephen Foy. Seconded by Leo Felice. Motion carried unanimously.

**CORRESPONDENCE:** Final draft of proposed changes to town of Douglas, Massachusetts's commercial scale Zoning bylaw. Chairman Ferreira noted that the Board was asked to review this as an example in preparation for our local solar revision discussion.

#### **OLD BUSINESS**

**Ethier, Mitchell & Denise, Reservoir Rd AP 210 Lot 30:** (Continued from Feb 2022) Preliminary Plan Review, Minor Subdivision.

Paul Carlson, engineer from InSite Engineering reviewed the Preliminary Plan and noted the revisions that were made in response to the second peer review by Joe Casali Engineering. In summary, this is a two-lot subdivision plan with an existing single family dwelling on lot #70 Reservoir Road. The proposed plan is to subdivide and build a house on the new lot. The parcel is located in the R-20 and F-2 zones. Both lots meet the minimum dimensional requirements of the Zoning Ordinance and would require any variances from the Zoning Board.

During discussion, the Board expressed continued concerns with the site's steep slopes and ledge which could cause development drainage issues. To address these potential concerns, the Board requested further modification to the Preliminary Plan:

- Delete the cultic roof drainage system detail, as it is not being used.
- Add detail for rain gardens to handle roof drainage and amend plans to specify location(s) on plans.
- Amend all notes regarding proposed retaining walls to be a maximum of 32 inches.
- Add detail for foundation drainage system.
- Add detail for driveway drainage system-RIDOT has made recommendations, as Reservoir Rd is a state road.

Additionally, Planner Goff recommended that:

- Add construction inspection schedule. Engineer oversight necessary due to significant site constraints, steep slopes, exposed ledge and potential to flood out the proposed dwelling as well as neighboring properties.
- Due to the complexity of the site plan, the site plan and the subdivision plan should be recorded together.

**Voted to continue Ethier, Mitchell & Denise, Reservoir Rd AP 210 Lot 30 to the May 2, 2022 meeting** to allow for plan revisions. Motion by Stephen Foy. Seconded by Chris Desjardins. Motion carried unanimously.

## **Discussion and consideration of amendments to Solar Ordinance Zoning Articles 30-211 and 30-71**

**Voted to move this item to the end of the meeting.** Motion by Steve Foy. Seconded by Leo Felice. Motion carried unanimously.

### **NEW BUSINESS:**

#### **East Ave Solar and Bronco Terrace, Pole 5½ East Ave, AP 162, Lot 32: Public Hearing**

Major Land Development Preliminary Plan Review: 1.5-acre 250kW ground mounted solar energy system with two commercial buildings.

Paul Carlson, engineer from InSite Engineering and developers Paul Vanasse and John Somyk of Andromeda Real Estate presented the Preliminary Plan. The solar portion of this plan received independent Master Plan approval on March 2, 2020. The developers then later presented a combined solar and residential development pre-application plan to the Board which failed to move to next level of review. Taking Board and Public feedback into consideration, the developers new plan proposed a combined commercial building and solar project on the 8.74-acre Village Commercial zoned parcel. The commercial component was described as two 4,980 sf commercial buildings with a 44-space parking lot on the northerly side of parcel facing Route 102 and a 65,000 sf fenced solar field on the southerly side of parcel. Access to the site field will be via a twenty-four foot driveway off East Avenue. DOT has approved a curb cut. Mr. Vanasse and Mr. Somyk reviewed the site design, drainage and storm water management plans as well as the proposed lighting for the project. Septic approval and Engineering Peer Review results are pending.

During discussion, the Board suggested a traffic study due to the proximity to the intersection and requested timed lighting to limit disturbance to the

Voted to open public hearing. Motion by Steven Foy. Seconded by Ken Johnson. Motion carried unanimously.

Eliza Blaze of 1442 East Avenue had questions and concerns regarding the construction schedule, tree removal at her property line, amount of anticipated traffic on the access road, drainage, well contamination and impact on her bees. The developers stated that the after approximately 90 days of construction, there will be limited use of the access road that loops behind the commercial building. They assured that they will take every measure to protect all wells, both resident as well as the two new wells for the commercial buildings. They explained there is a 60 to 70-foot tree buffer between her bee hive and the development and stated that a pollinator mix is being considered for the ground cover under the solar field.

Amanda Mainville of 63 Sayles Ave asked about clearing on site. The developers stated that they meet regulations for minimal impact and have an interest in preserving as many trees as possible for several reasons to include environmental responsibility, cost savings, natural drainage and natural buffer.

Lori Langford 99 East Ave requested motion to continue due to a date error on the initial abutter notification. She expressed concerns for well contamination especially for her neighbor, Valerie Copeland, who abuts the entrance/driveway. Chairman Ferreira stated that the date error was immediately corrected with new notice sent and re run in the Woonsocket Call. He stated that a Preliminary Plan decision will not be made tonight and the review and Public Hearing will be continued to May 2. The developers reassured that there is a drainage plan for the entrance that flows into the culvert on East Ave. The Board requested Valerie Copeland's well be added to the plans and requested additional drainage measures be taken to protect her well. The developers agrees to add a paved waterway and/or curbing along the driveway to East Ave culvert.

Valerie Copeland 985 East Ave expressed concerns of tree removal, buffering and for her well. The developers agreed to spare as many trees as possible and requested residents identify/flag any trees in question that are near the area of disturbance. In an effort to limit the area of disturbance and increase buffering to abutters, Planner Goff suggested the developers consider installing a turnaround near the dumpster which may eliminate a need for the access road.

Jonathan Lancot of Mapleville Drive expressed concern for development in town and its impact on water quality and encroachment on abutters. The developers reviewed the drainage and lighting plans and explained the plans were designed by code with every effort made to be least invasive on abutters.

Ed Groteau 34 Remington Ave Oakland, Vice President of the Burrillville Land Trust encouraged native pollinator plants and juniper evergreen be used in the landscape design.

Chairman Ferreira stated that the Public Hearing will remain open and will be continued to the May 2<sup>nd</sup> meeting to: give anyone the missed tonight's meeting the opportunity to speak, to review the Peer Review Report and to review and discuss the developers' response to the recommendations in the report.

The developers agreed to revise to the plan to include:

- Valerie Copeland's well with proximity to driveway identified.
- A paved waterway and/or curbing along the driveway to East Ave culvert.
- Consider a turnaround near the dumpster and eliminate the access road.
- Consider a traffic study due to the proximity of the entrance to the intersection.
- Consider timed lighting to limit disturbance to the abutters.

**Voted to continue East Ave Solar and Bronco Terrace, Pole 5½ East Ave, AP 162, Lot 32: Public Hearing to May 2, 2022 meeting. Motion by Steve Foy. Seconded by Dov Pick. Motion carried unanimously.**

**Clear River Storage, 0 Clear River Drive, AP 178, Lot 108:**

Major Land Development Pre Application Plan Review: three-building storage facility with an open area for boat storage.

Jeffrey Barr, Steven Cabral Crossman Engineering, Scott Gibbs from the Economic Development Foundation of RI presented this pre application plan. They proposed the development of three 7,200sf (40'x180') storage buildings with an open boat storage area to the rear of the parcel. The facility would have access/egress from a driveway off of Clear River Drive, which was recently discovered to be a private road. Efforts are being made to deem it a public /town road. Wetlands have been identified on and adjacent to this parcel though are outside the development area. Soil evaluations and drainage plan have not been completed for this pre application stage.

This application meets all the dimensional requirements of the General Industrial (GI) Zone. The parcel is also within the Aquifer Overlay Zone (A-120) and meet A-120 zoning requirements. The applicants seek a positive recommendation from the Planning Board to go the Zoning Board with variance requests from the following dimensional requirements:

1. Lot width of 350 feet. Proposed 300.67 feet
2. Number of Principal Structures: maximum of 1. Three proposed.
3. Impervious Surface Percentage: 25% maximum. 45.86% proposed.
4. Building Coverage Percentage: 5% maximum. 10.32% proposed.

The public was allowed to speak. Abutter Scott Keach of 444 Central Street expressed concern for leaching and impact to his well. Jeremy Couette of Consumers Propane felt a storage facility is a good use of this parcel.

During discussion, the Board expressed their concern for environmental impacts on groundwater and did not hold a favorable opinion for a storage facility on this A180 zoned parcel and will not forward a positive recommendation to the Zoning Board.

**The Board did not recommend Clear River Storage, 0 Clear River Drive, AP 178, Lot 108: Major Land Development Pre Application Plan Review move to the to the next review stage.**

**Discussion and consideration of amendments to Solar Ordinance Zoning Articles 30-211 and 30-71**

Ray noted that Jeff David was unable to attend the meeting and recommended continuing.

**Voted to continue Solar Ordinance amendments to Solar Ordinance Zoning Articles 30-211 and 30-71 to the May 2, 2022 meeting. Motion by Steve Foy. Seconded by Dov Pick. Motion carried unanimously.**

**ADMINISTRATIVE REPORTS:** None

**OTHER BUSINESS:** NONE

**ADJOURNMENT Meeting adjourned at 9:40 p.m.**

**Voted to adjourn. Motion by Krista Iacobucci. Seconded by Leo Felice. Motion carried unanimously.**

Bruce Ferreira, Planning Board Chairman

Nicole Stockwell, Administrative Aide