



Burrillville Planning Board

Meeting Minutes

November 7, 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, Dov Pick, Ken Raspallo and Krista Iacobucci were present. Excused members: Michael Lupis and John Bonin.

ACCEPTANCE OF MINUTES: September 28, 2022 and October 3, 2022 minutes

Voted to accept the September 28, 2022 and October 3, 2022 minutes. Motion by Stephen Foy. Seconded by Leo Felice. Motion carried unanimously.

CORRESPONDENCE: none

OLD BUSINESS: none

NEW BUSINESS:

Zheng, Da Xiang: 164 Pascoag Main St Map 175 Lot 024: Pre Application Plan Review-Minor Land Development.

Mr. Zheng, owner of 164 Pascoag Main St plaza, explained to the Board that he would like to develop his plaza into a mixed-use building. He would like to maintain the existing restaurant, News Star as the commercial space and convert the remaining three units as apartments. Mr. Zheng stated that he would like to develop his property to mixed use to attract occupancy, which has been a challenge for him since he purchased the plaza in 2010. Planner Goff reviewed Zoning Ordinance section 30-159 Mixed Use Buildings and stated that the development proposal complies with all requirements and criteria:

He has owned the property for over 10 years, offers 26-32 parking spaces where required is 16 and density requirement is met with 1/3+ of square footage or 1,656sf being remaining as commercial space. Planner Goff added that this development plan is consistent with the town's Comprehensive Plan, Goal V2 "promote a safe, sanitary and well-constructed housing stock through new construction and renovation of existing structures. He then noted that Mr. Zheng's plan would require a special use permit from the Zoning Board prior to returning to the Planning Board for development plan review.

The Board agreed that the Town has a shortage of residential rental opportunities and felt that the proposed plan would integrate well in the area provided the applicant incorporate several recommended upgrades to the property to improve curb as a mixed-use development. The Board recommend striping the lot and defining tenant parking, enclosing the dumpster with fence and gate, landscaping and update the signage to reflect current commercial occupancy only.

Voted to forward a positive recommendation to the Zoning Board of Review for Zheng, Da Xiang: 164 Pascoag Main St Map 175 Lot 024: Pre Application Plan Review-Minor Land Development. Motion by Stephen Foy. Seconded by Leo Felice. Motion carried unanimously.

Clear River Farm: 860-900 East Wallum Lake Road Map 121 Lot 001: Preliminary Plan-Minor Subdivision, 3 lots with road. Third 1 year extension request of the Preliminary Plan originally approved 12/3/18 (1st Ext. 11/2/2020, 2nd Ext. 12/6/21).

Attorney David D'Agostino was present to request the fourth one-year preliminary plan extension. He stated he represents his client, owner Clear River Farm, Wayne Faring in an ongoing legal case with abutters over a title defect and adverse possession rights involving use of the easement and lot line of lot 1. Attorney D'Agostino stated a resolution is likely at the next hearing and noted that the engineer has revised the plan that would eliminate the use of the easement for access. The Board felt that good cause was shown and **voted to accept a 4th 1-year extension of the Clear River Farm 860-900 East Wallum Lake Road Map 121 Lot 001 Preliminary Plan-Minor Subdivision, 3 lots.** Motion by Stephen Foy. Seconded by Dov Pick. Motion carried unanimously.

Tetreault, Timothy: 0 Round Top Road Map 021 Lot 005: Pre-Application Review, Minor Subdivision, 2 lots. Applicant and owner Timothy Tatreault described his proposed development plan. He noted that the previous owners of this F-5 61.03-acre parcel went before the Board with a preliminary 5-lot rural residential compound plan. He stated that he is not interested in a rural residential compound and proposed a two-lot subdivision to share with his sister. His lot will be 52 acres and his sisters 8.5 acres. Access proposed via a shared 600 foot long by 10 foot wide looped driveway with a few turnouts and 52-foot frontage off Round Top Road. Frontage split between the two lots with each lot having 26 feet. Planner Goff noted that frontage requirements in F-5 zone is a minimum 450 feet so this application would need a 424 feet variance for frontage relief from the Zoning Board for each lot prior to returning to the Planning Board for development plan review. Mr. Tatreault requested a positive recommendation from the Planning Board to submit with his Zoning Board of Review applications. The Board recommended a 12-14 foot driveway and recommended a meeting with the Fire Dept to determine number of turnouts and adequate width to ensure easy and safe passage of emergency vehicles. The Planning Board found this lot configuration to be consistent with the Comprehensive Plan. Policy II.1.a. *Encourage site design that preserves a site's most valuable natural assets while permitting reasonable development intensity.* **Voted to forward a positive recommendation to the Zoning Board of Review for Tetreault, Timothy: 0 Round Top Road Map 021 Lot 005** Pre-Application Review, Minor Subdivision, 2 lots. Motion by Stephen Foy. Seconded by Dov Pick. Motion carried unanimously.

ADMINISTRATIVE REPORTS:

Hutchinson, Elizabeth, 245 Barnes Rd AP 198 Lot 8 & AP 199 Lot 33:

Administrative Subdivision. Accept for the record.

Voted to receive and file administrative reports. Motion by Stephen Foy. Seconded by Krista Iacobucci. Motion carried unanimously.

OTHER BUSINESS

2023 Meeting Calendar

Voted to accept the 2023 Planning Board Meeting Calendar. Motion by Stephen Foy. Seconded by Krista Iacobucci. Motion carried unanimously.

ADJOURNMENT

Voted to adjourn at 8:00pm. Motion by Dov Pick. Seconded by Christopher Desjardins. Motion carried unanimously.

Bruce Ferreira, Planning Board Chairman
Nicole Stockwell, Administrative Aide