



Burrillville Planning Board

Meeting Minutes

December 5, 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 and Krista Iacobucci were present. Excused members: John Bonin.

ACCEPTANCE OF MINUTES: November 7, 2022

Voted to accept the November 7, 2022 minutes. Motion by Secretary Foy. Seconded by Vice Chairman Felice. Motion carried unanimously.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

Cardon, Craig (applicant) and Cardon, Dorothy (owner): 2252 Victory Highway AP 130 Lot10:

Pre Application Review-Minor Subdivision, 3 lots.

Surveyor Terry Greenlief presented the three-lot subdivision plan as a 5.722-acre parcel with 420.52 feet frontage on Victory Highway and 697.20 feet on Bronco Highway in the R20 zone. Zoning regulations require each lot have a minimum of 40,000 sf of area and 150 feet frontage. Proposed Lot 1 (existing dwelling) has area of 1.2665 acres and 152 feet frontage. Proposed Lot 2 (vacant) has an area of 3.5365 acres and 118.52 feet frontage. Proposed Lot 3 (vacant) has an area of 40,050 sf. and 150 feet frontage. Lots 1 & 3 conform while lot 2 would require a 31.48-foot frontage variance. The proposed lots will be served by public sewer and private wells.

Board Members questioned access/driveway locations and house placement and requested notation on plans for next stage of review. Mr. Greenlief stated that frontage and access for Lot 2 would be from Victory Highway. Planner Goff added that although the proposed lot will have 640.99 feet along Bronco Highway, Article 30-210 b. (2) prohibits driveway access off Bronco Highway.

Voted to forward a positive recommendation to the Zoning Board and allow preliminary and final administrative review conditioned upon Zoning Variance. Motion by Secretary Foy. Seconded by Dov Pick. Motion carried unanimously.

Discussion and action relative to proposed Zoning Ordinance amendments prepared by Horsley Witten Group.

Jeff Davis of Horsley Witten provided a brief overview of recently adopted State legislation then discussed the necessary amendments to relative local ordinances and Zoning Regulations. Among other topics, the major topics discussed were: DEM wetland regulations adopted July 1, 2022, LMI Housing Act, Recreational Cannabis and changes relative to meetings/hearing to include, approval and appeal deadlines and definitions of a Quorum. A more detailed discussion with consideration and action will begin at the January 9, 2023 meeting.

ADMINISTRATIVE REPORTS

Saad, Steven (applicant) and Saad, Steven & Aimee and Waters-Brown Jr., Clifford (owners): 0 & 133 Victory Highway AP 249 Lot 45 and AP 267 Lot 2:Administrative Subdivision.

Voted to receive and file administrative reports. Motion by Secretary Foy. Seconded by Vice Chairman Felice. Motion carried unanimously.

OTHER BUSINESS None

ADJOURNMENT

Voted to adjourn at 9:00pm. Motion by Secretary Foy. Seconded by Dov Pick. Motion carried unanimously.

Bruce Ferreira, Planning Board Chairman
Nicole Stockwell, Administrative Aide