



# **Burrillville Planning Board**

## **Meeting Minutes**

### **February 6, 2023**

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

**MEMBERS PRESENT:** Bruce Ferreira (Chairman), Leo Felice (Vice Chairman), Stephen Foy (Secretary), John Bonin, Christopher Desjardins, Michael Lupis, Dov Pick, Ken Raspallo and Krista Iacobucci were present.

**ABSENT:** None

**ACCEPTANCE OF MINUTES:** January 9, 2023

**Voted to accept the January 9, 2023 minutes.** Motion by Secretary Foy. Seconded by Vice Chairman Felice. Motion carried unanimously.

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

#### **NEW BUSINESS**

##### **Getaway Cub World Outpost 724 Buck Hill Road AP 117 Lot 24, AP 134 Lot 1 & AP 151 Lot 1:**

Master Plan Review, Major Land Development, 65-site campground. Public Informational Meeting.

Attorney Nicholas Goodier, Senior Manager of Entitlement Scott Levitt and Engineer Frank Holmes presented the Master Plan application for the 65-site tiny cabin campground development project at the former Cub World property. Attorney Goodier explained that the Boy Scouts will retain 1500 acres of the camp and the remaining  $\pm 188.8$  acres, former Cub World on three parcels off Buck Hill Road, will be developed into the proposed 65-site campground with caretaker facility and maintenance area. The site is located in the F-5 (farming/residential district) and per current zoning regulations; this project is an allowed use subject to issuance of a Special Use Permit from the Zoning Board of Review.

To minimize clearing and to maintain the characteristics of the property, Getaway will utilize the much of the existing roadways and infrastructure. Existing wells and septic supported full capacity Boy Scout occupancy of approximately 300 people. The proposed campground would have a maximum occupancy of 175 to include both campers and staff, reducing previous usage by an estimated 40%. The applicant is working with Rhode Island Department of Environmental Management (RIDEM) Office of Water Resources – Onsite Wastewater Treatment Systems (OWTS) for septic approvals and will work with Rhode Island Department of Health to utilize the existing 3-existing wells. Environmental studies and wetlands mapping in process. The plans may be revised to avoid wetlands.

Mr. Levitt explained existing main entrance and driveway off Buck Hill Road will be widened as necessary to provide adequate emergency vehicle and campsite access. There is proposed development for one roadway for the development of 14 campsites requiring approximate 3-5 acres of site disturbance with the nearest abutter estimated at 250+ feet away from campsites. Each site will offer a 1-2 bed 22 x 8.5 tiny cabin with kitchenette, bathroom, first aide kit, phone, 5-gallon water heater, mini split, fire pit, picnic table and pet tether. Year round use is proposed with a maximum stay of 7 days. Proposed plan includes staffing to monitor/patrol and enforce, as needed, compliance with detailed noise control, fire control plans, rules and regulations explained. Guests may only use the provided camp equipment and furniture. No outside/personal RVs and tents are permitted. Guest experience is mostly interaction less with virtual booking, check in/out, and access code entry.

This property has small waterfront frontage w access to Wakefield Pond. Scott Levitt met with Wakefield Pond Association to hear member/resident concerns. The campground will not offer commercial rental of any water vessels and on site motor boat storage is not permitted. Guests will have access to the existing swimming area

and may launch a canoe or kayak. There will be no beach, lifeguard or commercial boat launch. Getaway is committed to being an ecofriendly and conscientious neighbor, is interested in joining the association, and is willing to contribute their fair share of dues to aide in maintenance of the pond.

During Board questioning, the Board asked for further detail about lighting, trash removal, noise control, security plan, forest management and protection of endangered species. The applicants explained low lumen down facing lighting will be at a small wooden entrance sign and at the entrance to each cabin. Per noise study at operating outpost, noise measures 2-3 disciple sound increase over nature during peak hours. Review of noise control plan given again. Per traffic study of Buck Hill in 2000s, this development will have little impact on traffic. Traffic will be more consistent but less concentrated in comparison to Cub Scout traffic. A new study will be conducted for preliminary plan review per local and state development review requirement. Trash & recycling collection will be onsite receptacles with contracted removal. Security Plan discussed and is comparable or stronger than neighboring campgrounds. The applicant is not part of a forestry management plan or is involved in the protection of endangered species but is willing to meet with organizations to protect and preserve.

Chairman Ferreira opened the Public Information portion of meeting:

1. Tim Barry of 66 Lee Circle. Asked if Land is deed restricted to limit use? Response was that title search does not show a deed restriction exists.
  2. Linda Wiik of 197 Lee Circle asked for target opening date. Response was development process begins after all approvals and permits obtained and will take 6/8 months to complete. Targeted for opening 2024.
  3. Joan Barry 66 Lee Circle asked about traffic during Thompson Speedway racing season. Response was traffic study be done during peak time in April on a race day.
  4. Justin Pardo of 586 Buck Hill asked how noise during racing season will impact their business model of relaxation and disconnect to experience nature. Response was they will investigate the potential noise impacts.
  5. Craig Boucher of 224 Lee Circle asked if this outpost would be Getaways largest in operation and requested site line screening. Response was Cub World will be their largest and stated evergreen plantings and/or privacy fencing in will installed to respect both abutter and guest privacy.
  6. Walter Gendreau of 955 Russell Aldridge Road expressed concern for safety as there is hunting and a firing range in the Buck Hill area. Response was guns are not allowed on site.
  7. Frank Pothier of 78 Lee Circle walks in area and questioned accuracy of wetland and roadway on existing plan. Responded official survey and mapping is in process will in next level plan review.
  8. Stephanie Rigney of 165 Lee Circle expressed concern for wetland impact. Response was their intent is to develop outside the flagged wetlands. Should development fall within setbacks, DEM must review and approve with permits. Plan was engineered and designed to meet state and local erosion, sediment and storm water control measures.
  9. Frank Pothier of 78 Lee Circle inquired about re-use existing septic and wells. Response was a re-explanation of existing infrastructure and proposed plan to re-use with lower demand at max capacity.
- Mr. Pothier also expressed concern for wetland impact. Response was project will minimize impact and will comply with regulations.
10. Liz Medbury of 153 Lee asked if there will be a dock installed and if the campground will be marketed as a waterfront property. Response was, at this time, there is not a development plan for the waterfront access area and there is no definitive answer about marketing.
  11. Melinda Abreau of 84 Wakefield Road requested notification when surveyors are in area and if/when blasting. Response was they will follow up with team to ensure identification procedures are followed and notification will be given, where warranted, should blasting be necessary.
  12. John Olivier of 22 Wakefield Pond Road expressed concern for steady increased traffic, water usage and requested signs around perimeter notifying campers of property lines, and what the benefits are to neighbors. Response was traffic studies at peak check in and out times at other operational outposts are 6-8 per hour and a study of this area will be completed for Preliminary application. Max capacity daily water usage will be less compared to Boy Scout. Signs will be placed if needed. Proposed plan is to develop/repurpose 15 acres of 188

acres and preserve 173 acres. Yield plan comparison, a residential developer could put in 30 homes with no regard for preservation, increased resources and traffic impacts.

13. Peter Glass of 85 Whiting Lane what are abutter decision-making rights. Chairman Ferreria explained development review process and guidelines.

14. Paul Roselli of 665 Maureen Circle and rep from Burrillville Land Trust expressed concern for developing this Natural Heritage area and requested the Town consider protecting use. Response given with review of property owner rights, development guidelines, plan compliance with Comprehensive Plan and comparison of proposed plan verses max yield plan given.

15. Cynthia Crook Pick of 700 Cherry Farm Road expressed concern for construction traffic and pollution. Response was proper construction permits will be taken and development and delivery traffic impacts will be minimal.

16. Cynthia Lussier of 150 Old Wallum Lake Road requested average occupancy rates, requested review of visitor policy, on site store and security plan. Response was all information, modeling and studies will be done at full occupancy, visitors are allowed, small provisions available onsite, security plan reviewed again and is comparable or superior to neighboring campgrounds.

17. Joanne Barry of 66 Lee Circle expressed concern for increased use of Wakefield Pond. Response was Getaway intentions are to be a good neighbor and are in communication with Wakefield Pond Association.

18. Caitlyn Kelliher of 593 Snake Hill Road asked about heat source. Response was electric mini split with heat pump.

19. Mary Gauvin of 755 Buck Hill Road expressed concern for wells and requested plan during drought water restriction. Resonse was well draw tests will be performed in summer. During times of low yield, storage tanks will be used. Mechanisms in place to ensure limited use as are cabins equipped with low flow fixtures, 5-gallon water tanks and there is no irrigation system for landscaping. Wells and 2 2,500 gallon storage tanks existing will be reused.

Voted to close public portion. Motion by Steven Foy. Seconded by Ken Raspallo. Motion carried unanimously. Having no further questions and after a brief discussion, Secretary Foy made a motion and read the following into the record:

**Findings of Fact:**

Pursuant to such a hearing and testimony by appropriate representatives of the land owner and/or developer, the Burrillville Planning Board, upon careful deliberation and in accordance with the provisions of RIGL Section 45-23-60 Required Findings, has arrived at and agreed upon the following findings of fact by majority vote:

- The Land Development is consistent with the Town's Comprehensive Plan, specifically, Chapter II Natural Resources & Open Spaces, Chapter III Community Services & Facilities, Chapter VII Economic Development, Chapter VIII Recreation and Chapter XI Land Use.
- The Land Development is in compliance with the standards and provisions of the Burrillville Zoning Ordinance, as a campground is an allowed use that is subject to the granting of a Special Use Permit by the Zoning Board of Review;
- The Land Development will have no significant environmental impacts, as it will be utilizing existing infrastructure and has limited clearing of new land for campsites.
- The Land Development will not result in the creation of an unbuildable lot as there are existing structures located on the property and the campground project is an additional use of the property.
- The Land Development has permanent physical access to Buck Hill Road.
- The Development Plan is consistent with the Comprehensive Plan, Zoning Ordinance and Land Development Regulations pending approval from the Zoning Board.

**Voted to approve** the Master Plan for Getaway Cub World Outpost 724 Buck Hill Road AP 117 Lot 24, AP 134 Lot 1 & AP 151 Lot 1 Major Land Development, 65-site campground and forward a positive recommendation to Zoning Board of Review regarding approval of a Special Use Permit. Approval granted subject to **one condition**:

- 1.) Subject to granting of a Special Use Permit from the Burrillville Zoning Board of Review. Motion by 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 – Accessory Dwelling Units.**

The Board reviewed the last draft of the ADU Ordinance and after a few minor revisions, **voted to forward to the Town council with positive recommendation for acceptance: Accessory Dwelling Units: 30-3 Definitions, 30-71 Zoning District Uses, 30-158 Purpose and Standards.** Motion by Secretary Foy. Seconded by Dov Pick. Motion carried unanimously.

**ADMINISTRATIVE REPORT:** None

**OTHER BUSINESS:**

**Election of Officers**

After nomination process and discussion, the Board voted the following:

- Chairman – Bruce Ferreira (4 votes) and Steve Foy (5 votes)
- Vice Chair - Leo Felice unopposed
- Secretary – Chris Desjardins unopposed

**Voted to accept slate of officers as Chairman Stephen Foy, Vice Chairman Leo Felice and Secretary Christopher Desjardins.** Motion by Dov Pick. Seconded by Christopher Desjardins. Motion carried unanimously.

**ADJOURNMENT**

**Voted to adjourn at 9:50pm.** Motion by Christopher Desjardins. Seconded by Krista Iacobucci. Motion carried unanimously.

Bruce Ferreira, Planning Board Chairman  
Nicole Stockwell, Administrative Aide