



Burrillville Planning Board

Meeting Minutes

March 6, 2023

CALL TO ORDER: Chairman Stephen Foy called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Stephen Foy (Chairman), John Bonin, Bruce Ferreira, Michael Lupis, Dov Pick, Ken Raspallo and were present.

ABSENT/EXCUSED: Leo Felice (Vice Chairman), Krista Iacobucci

ACCEPTANCE OF MINUTES: February 6, 2023

Voted to accept the March 6, 2023 minutes. Motion by Secretary Foy. Seconded by Dov Pick. Motion carried unanimously.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS

Beckwith Bruckshaw Recreation Center- 300 Church Street AP 157 Lot 36 and AP 174 Lot 2:

Master/Preliminary Plan Review, Major Land Development: Proposed installation of walking trail, playground, parking lot and storm water management system. Public Hearing.

With no one present to present the plan, Motion made to move this review to the end.

Voted to move review to end of meeting to allow time for applicant to arrive. Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

Town Line Farm Winery & Campground- 0 South Main Street AP 265 Lot 001 & AP 265 Lot 003: Pre Application Plan Review, Major Land Development. Proposed winery and 20-site campground. Recommendation to Zoning Board-Special Use Permit.

Applicant Robert Lohr presented his pre-application plan and requested positive recommendation to the Zoning Board for a special use permit to allow two new uses on his existing farm: a winery and 20 site adult only (21+) campground. The proposed development will be on lots 265/001 and 265-22. These lots are zoned F2 where, according to the zoning use chart, commercial picnic area, overnight or family camping areas and wineries are allowed. Mr. Lohr stated access will be from the existing 800' +/- paved driveway off of South Main Street. Guests must park in the lot and hike to their campsites which with proposed siting around the existing pond. Each site will have will have 12x12 raised platforms to set tents on. DEM approvals granted for a 4-toilet shower facility with water sourced from two wells. Vineyards proposed adjacent to barn and will expand to front fields in the future. Proposed operating hours are 11am-5pm April-October.

During Board member questioning, a noise mitigation plan was discussed. Applicant Robert Lohr explained he will not permit or tolerate loud campers. He added that he lives on the premises and will monitor and control noise. Chairman Foy asked about a growth plan and requested he prepare one for the next stage of review.

Chairman Foy opened the Public comment portion of the meeting. Abutter Frank Burges and dan Devons spoke in favor of the development plan. With no one further wishing to speak, Chairman Foy closed Public comments.

Voted to forward positive recommendation to Zoning Board of Review to grant a Special Use Permit. Motion by Bruce Ferreira, Seconded by Ken Raspallo. Motion carried unanimously.

Groome, Paul, 65 Oakland Ave., Map 162 Lot 091: Preliminary Plan Review, Minor Land Development, Duplex with Accessory Office Use.

Attorney Tim Kane and applicant Paul Groome presented the Preliminary Plan to construct a duplex building with a professional office at the corner of Oakland Avenue and Victory Highway. The applicant would reside in the home and work from the office space. The business/office space will be accessed from Victory Highway and the home off Oakland Ave.

This parcel is part of the adjacent mixed-use subdivision approved by the Planning Board 16 years ago. Final approval was contingent upon a commercial component developed on this parcel, which the developer never built. Mr. Groom recently purchased this parcel and to fulfill the requirement set forth by the Planning Board for a commercial component, he proposes a duplex with attached office space.

Attorney Kane questioned expert witness Urban Planner and Zoning Official Ed Pimental who noted this development is allowed by rite in Village Commercial Zone with a Village Planned Development Zone overlay. Attorney Kane also noted that the development plan was shared with the abutters prior to the meeting and was received favorably.

Chairman Foy opened the Public comment portion of the meeting. Having no comments, the Board moved on to Discussion. After brief discussion of favorable opinions, motion to approve made with Findings of Fact read.

Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

Voted to approve the Preliminary Plan Review for Groome, Paul, 65 Oakland Ave., Map 162 Lot 091 Minor Land Development, Duplex with Accessory Office Use with the following waivers and conditioned: 1.) Final plan review may be conducted by the Administrative Officer.

Gianfrancesco, Mario & Dawn, 520 Colwell Rd Map 236 Lot 012: Pre Application Plan Review, Minor Rural Residential Compound, Four Lots. Recommendation to Zoning Board-Variance.

Mario Gianfrescesco presented his Pre Application Plan and request for a positive recommendation to the Zoning Board for a frontage variance. Mr. Gianfrancesco explained he would like to subdivide his parcel into 4 two+ acre lots with thirty eight+ acre open space for continued use has hay field. He will remain in the existing home and the remaining three lots will be for his children. Access to the proposed parcels will be via a shared right of way from Colwell Rd.

Planner Goff explained this proposal complies with the Rural Residential Compound ordinance with the exception of the required minimum frontage. RRC requires a minimum of 50 feet frontage and the width of the existing ROW is 45.09 feet at Colwell Rd. As such, will the Boards positive recommendation, the applicant's next step would be to apply to the Zoning Board of Review for a frontage variance to move forward with this proposed RRC plan. He also added the the right of way on is identified on our GIS map as Hawkins Drive, a 365'long cul de sac. This cul-de-sac was never accepted as a town road. The ownership of this strip of land must be demonstrated to the Board that it is owned by the applicant and therefore can be used as frontage for the proposed Rural Residential Compound.

After brief questioning from the Board, Chairman Foy opened Public Comment: First to speak was Ronald Pennington of 434 Colwell Road who expressed concern for development creating site lines/visibility to 3 houses. Second to speak was Francis Dibisceglia of 484 Colwell Road who expressed 4 feet of frontage relief was significant and also questioned placement of the three houses.

After a brief discussion, Chairman Foy listed the application requirements for Preliminary Plan Review to include: 1.) Approval of frontage variance from Zoning Board 2.) Title report showing the cul-de-sac is rightfully owned by the applicant. 3.) Provide a ROW layout with adequate EMS vehicle turn around which has been reviewed

and approved by the Harrisville Fire District. Chairman Foy then entertained a motion to forward positive recommendation to Zoning Board of Review for Frontage Variance.

Voted to forward a positive recommendation to the Zoning Board of Review for a Frontage Variance for: Gianfrancesco, Mario & Dawn, 520 Colwell Rd Map 236 Lot 012: Pre Application Plan Review, Minor Rural Residential Compound, Four Lots. Motion by Dov Pick. Seconded by Bruce Ferreira. Motion carried unanimously.

Joubert, Seth, 580 Stone Barn Rd Map 070 Lot 028: Preliminary Plan Review, Minor Subdivision, Two Lots.

Applicant Seth Joubert stated that he would like to subdivide the 19.128-acre parcel into two lots with access/egress to the parcel via a proposed driveway off Stone Barn Road.

Per Planner Goff, the proposed subdivision will meet both requirements and therefore no variances are needed. The parcel has 385.81 feet frontage along East Wallum Lake Road and +/-1,890 feet frontage along Stone Barn Road. The new lot will have 874.28 feet frontage along Stone Barn Road and 8.128 acres of land. The parcel is zoned F5, which requires 5 acres of land and 450 feet of frontage. RIDEM Soil Evaluation results demonstrate a septic disposal system can be designed for this parcel. Water will be provided by a proposed well.

After brief questions and discussion, motion to approve made and Findings of Fact read.

Voted to approve the Preliminary Plan for Joubert, Seth, 580 Stone Barn Rd Map 070 Lot 028: Preliminary Plan Review, Minor Subdivision, Two Lots with the following waiver and/or condition:

1.) Final Plan Review to be conducted by the Administrative Officer. Motion y Bruce Ferreira. Seconded by Doc Pick. Motion carried unanimously.

Beckwith Bruckshaw Recreation Center- 300 Church Street AP 157 Lot 36 and AP 174 Lot 2:

Master/Preliminary Plan Review, Major Land Development: Proposed installation of walking trail, playground, parking lot and storm water management system. Public Hearing.

Applicant not present.

Voted to continue case to April 3, 2023 meeting. Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

ADMINISTRATIVE REPORTS

Tiki Village Homeowners Assoc., 0 Reservoir Rd., Map 264 Lot 005, Map 246 Lots 7 & 8: Administrative Subdivision, Accept for the record.

Voted to accept for the record: Tiki Village Homeowners Assoc., 0 Reservoir Rd., Map 264 Lot 005, Map 246 Lots 7 & 8: Administrative Subdivision. Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

OTHER BUSINESS:

Board Member Resignation & Appointment of Secretary

Planner Goff explained Christopher Desjardings has resigned leaving a vacant Secretary position. After brief discussion and request for nominations, John Bonin Jr. expressed interest.

Voted to elect John Bonin Jr. to Secretary position. Motion by Bruce Ferreira. Seconded by Dov Pick. Motion carried unanimously.

Planner Goff noted that the Town Council Ordinance Subcommittee recommended revision to the final draft of Cannabis Ordinance and recommended not allowing use in General Commercial Zones. Their recommended revisions will go before the Town Council for final vote.

Planner Goff stated that the State is revising the Accessory Dwelling Unit regulations and the Board should expect to revisit our ordinance in the future for necessity of a response revision.

Chairman Foy discussed procedural flow of meeting related information shared at Planning Board meetings. He reviewed literature and documents from other municipalities and requested Board input on adopting a similar standard. Sharing this information at every meeting educates the Public and Applicants on Planning Board mission and responsibility as well as application requirements at each stage of review. The Board expressed favorable opinion on sharing public information both verbally and on paper at every meeting. Further discussion and action will take place at the next meeting.

ADJOURNMENT

Voted to adjourn at 8:35pm. Motion by Dov Pick. Seconded by Bruce Ferreira. Motion carried unanimously.

Stephen Foy, Planning Board Chairman
Nicole Stockwell, Administrative Aide