



Burrillville Planning Board

Meeting Minutes

April 3, 2023

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

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

MEMBERS ABSENT/EXCUSED: None

ACCEPTANCE OF MINUTES: March 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.

Bruce Hagerman of Crossman Engineering presented the master preliminary major land development plan to expanded amenities at this existing town recreational facility. The development plan involves the creation of a 4ft wide x .9 mile natural surfaced walking trail, a 7,000 sf playground, a storm water management system and expansion of the existing parking lot to 53 spaces. This development project will affect less than an acre of this 80+/- acres of R-40 zoned town owned property. DEM has identified the wetlands and the development plans were modified to avoid two wetlands crossings.

Chairman Foy entertained a motion to open the public hearing. Voted to open public hearing. Motion by Krista Iacobucci. Seconded by Ken Raspallo. Motion carried unanimously.

Derek Evans of Lapham Farm Road asked for further detail regarding the drainage plan and handicap accessibility. Engineer Bruce Hagerman provided detailed explanation of the drainage plan and provided explanation of handicap accessibility as it pertains to the development plan. He added the development plan does not include any structural changes to the existing building or ramp.

With no one else wishing to speak, Chairman Foy entertained a motion to close the public hearing. Motion by Krista Iacobucci. Seconded by Ken Raspallo. Motion carried unanimously.

During discussion and questioning, the Board asked about restrooms, signage, lighting, security and maintenance. Mr. Hagerman explained that the plan is to develop this area similar to other parks in town with limited lighting as hours of operation as from dusk until dawn. The area will be maintained by Department of Public Works. This development plan does not include the addition of restrooms, security cameras or signage.

Having no further discussion or questions, Chairman Foy entertained a motion. **Motion to approve with Finding of Fact read by Secretary John Bonin:**

1. 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 as it expands on existing recreational amenities in the town;
2. The Land Development is in compliance with the standards and provisions of the Burrillville Zoning Ordinance, Article III Zoning District Use Regulations as recreational uses are allowed within the zoning district and this is an expansion of those uses;
3. The Land Development will have no significant environmental impacts, as it will be utilizing existing infrastructure and has limited clearing for expansion projects as the project has submitted for wetlands approvals from RIDEM for potential encroachments and mitigation efforts;
4. The Land Development will not result in the creation of an unbuildable lot as the lot currently houses the Beckwith Bruckshaw Lodge;
5. The Land Development has permanent physical access to Chapel Street.

Motion to approve made subject to the following waivers and or conditions.

- 1.) Secure all wetlands approvals from RIDEM
- 2.) Final Plan review to be conducted by the Administrative Officer
- 3.) Waive plan review fees associated with project as this is a town owned project

Voted to approve Beckwith Bruckshaw Recreation Center Master/Preliminary Plan 300 Church Street AP 157 Lot 36 and AP 174 Lot 2 with 3 waivers/conditions. Motion to by Secretary John Bonin. Seconded by Bruce Ferreira. Motion carried unanimously.

Evans, Derek: Evans Estates Pole 217 Lapham Farm Rd Map 211 Lot 8:Preliminary Plan Review-Minor Subdivision, three lots.

Applicant Derek Evans presented his preliminary plan application to subdivide 13.28 acres of vacant R-40 zoned land into three lots. He noted that RIDEM wetland regulations have changed since his June 6, 2022 pre-application plan review. Planner Goff noted that these changes pre-empt the town regulations including 30-153. RIDEM review of the applicant's wetlands application was determined to be non-jurisdictional meaning the identified wetlands outside of the area impacted by the development.

Applicant Evans explained that the change in wetlands regulations and non-jurisdictional determination allowed for reconfiguration of lot lines to a more traditional rectangular lot configuration. The proposed number of lots (3) remains the same however, the lot sizes have changed to: Lot 1 1.194 acres with 221.25 feet frontage. Lot 2 1.389 acres with 242.92 feet frontage. Lot 3 11.7845 acres with 256.87 feet frontage. Town sewer and water are not available requiring OWTS and wells. The proposed plan meets minimum zoning requirements and does not require a variance request.

After brief discussion and with no questions from the Board, Chairman Foy entertained a motion. **Motion to approve with Finding of Fact read by Secretary John Bonin:**

1. The subdivision is consistent with the Comprehensive Plan, Chapter V – Housing, Implementation Action V.1.a.1 as it creates three buildable parcels for residential development;
2. The development is in conformance with the Town's Subdivision Regulations as the proposed lots meet applicable Subdivision Requirements;
3. The application is in conformance with the Town's Zoning Ordinance as the proposed lots meet minimum zoning regulations;
4. There will be no negative environmental impacts if built according to the approved plan as no wetlands or environmental sensitive areas will be impacted by the proposed development;
5. The subdivision will not result in the creation of unbuildable lots as all three lots will support a residential dwelling;

The subdivision will result in three (3) lots that will have adequate and permanent physical access to Lapham Farm Road.

Motion to approve the Preliminary Plan made subject to the following waivers and/or conditions:

1.) Final Plan review to be conducted by the Administrative Officer.

Voted to approve Evans, Derek: Evans Estates Preliminary Plan Pole 217 Lapham Farm Rd Map 211 Lot 8 with 1 condition. Motion by Secretary John Bonin. Seconded by Dov Pick. Motion carried unanimously.

ADMINISTRATIVE REPORTS: None

OTHER BUSINESS:

Procedure & Process Review

Chairman Foy presented changes to meeting processes and flow with the goal of refinement and a more detailed explanation of plan review and decision process presented at each meeting and with each plan review.

ADJOURNMENT

Voted to adjourn at 8:04pm. Motion by Dov Pick. Seconded by Bruce Ferreira. Motion carried unanimously.

Stephen Foy, Planning Board Chairman
Nicole Stockwell, Administrative Aide