

Minutes of the Burrillville Planning Board meeting of August 5, 2019, at the Jesse Smith Library, 100 Tinkham Lane, Harrisville subject to approval at the next regular meeting.

**I. CALL TO ORDER:**

**The meeting was called to order at 7:00 pm, Bruce Ferreira, Secretary, presiding.**

**Members Present:** Bruce Ferreira, Christopher Desjardins, Steve Foy, Michael Lupis, Dov Pick, Ken Raspallo and Robert Woods

**Others Present:** Ray Goff, Planning Director

**II. ATTENDANCE REVIEW:**

Mr. Ferreira acknowledged that Leo Felice and Jeffrey Partington were excused.

**III. ACCEPTANCE OF MINUTES:**

*A motion to accept the minutes of the July 8, 2019 meeting was made by Mr. Pick, seconded by Mr. Foy and carried unanimously.*

**IV. CORRESPONDENCE:** None

**V. OLD BUSINESS:** None

**VI. NEW BUSINESS:**

**Econox Renewables, Inc./ MK Leasing – Minor Land Development Project – Preliminary/Final, 730 Bronco’s Highway, Plat 213, Lot 3 – Requesting approval of a 225KW roof mounted solar energy facility.**

Scott Milnes of Econox Renewables, Inc. presented the project to the Board as a 225Kw roof mounted solar project. He explained that there is little equipment located on the ground. All the panels will be located on two existing buildings. The board asked about the efficiency of the panels. It was explained that they are at about 18% efficiency. Mr. Mark Krawiec further described the proposal and explained that the power produced will be sold to the grid. Mr. Milnes explained that it is a roof mounted project with underground conduit to each building and to the meter pole which the goes into the grid. The applicant was asked if they had been in contact with the local fire department regarding the proposed instillation. The applicant responded that they will be in touch and will work with them prior to installation.

*A motion to approve the Minor Land Development Project – Preliminary/Final For Econox Renewables, Inc./MK Leasing was made by Mr. Ferreira 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 VII Economic Development, Policy VII.1.b. “Support the use of renewal energy for both commercial and residential interests”; the land development will have no significant environmental impacts as it is a roof mounted installation upon two existing buildings; the land development will not result in the creation of an unbuildable lot as the solar installation is secondary use of the property; the land development has adequate and permanent physical access to a state road (Broncos Hwy). The motion received a second from Mr. Pick and carried*

*unanimously by the Board.*

**Burrillville Solar LLC/Town of Burrillville – Major Land Development Project - Final Review, 0 Danielle Drive, Plat 195, Lot 15 - Requesting approval for a 4.2MW ground mounted solar field. (Continued from July 8, 2019 meeting).**

Jennifer Cervenka, attorney for developer Burrillville Solar LLC, addressed the four conditions outlined by the Board at their meeting in February. They are: getting a DEM wetlands permit, proof of liability insurance, utility notification (interconnection agreement from National Grid), and submit a revised replanting plan. All of these have been submitted by mid-June except for the wetlands permit which was just received on Friday (August 2, 2019). The permit should satisfy the Board's criteria that there will be no environmental impact. Attorney Cervenka submitted those four documents as exhibits A-D.

*A motion to approve the Major Land Development Project – Final Review for Burrillville Solar LLC/Town of Burrillville was made by Mr. Pick 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 VII Economic Development, Policy VII.1.b. "Support the use of renewal energy for both commercial and residential interests"; the land development complies with the Town's Zoning Ordinance, as the project is a town owned and exempt as per 30-211.d.3. of the Zoning Regulations, "Nothing herein shall preclude the Town of Burrillville from installing ground-mounted or other solar energy system on any town-owned or controlled property regardless of the zoning district."; the land development will have no significant environmental impacts as it is conditioned upon the approval of a RIDEM Insignificant Alteration Permit approval; the land development will not result in the creation of an unbuildable lot as the solar installation is primary use of the property; the land development will have adequate and permanent physical access to a town road (Daniele Drive). The motion received a second from the Foy and carried unanimously by the Board.*

**Zoning Amendments Workshop – Alternative Energy, Solar and Wind** – Discuss survey tabulations and relationship to potential changes to ordinances.

Jeff Davis from Horsely Whitten Group presented the results of the survey posed to residents at the Family Fair and online. At the time of the summary, there were 325 online responses and 40 or so in person responses from the Family Fair.

He hopes to use these results tonight to get more direction from the Board regarding policy decisions for solar and wind ordinances, so they can draft some text for the Board to review at the September meeting. Text has already been written to prohibit power plants in all zones as opposed to allowing them by special use permits, with an overlay zone for Ocean State Power properties. They will also present a cleanup of the use tables, specifically the F-2, F-5 and Open Space zones. He hopes that if the Board likes what is presented then there can be a public hearing in October. Or if there are issues that the Board may want input from the Conservation Commission or any other groups in town, we can plan a public hearing in November or December.

A report of the survey and responses was reviewed and is included with the meeting folder.

## **VII. OTHER BUSINESS:**

**Report from Administrative Officer:** None

*Having nothing further, a motion to adjourn was made by Mr. Ferreira at 8:56 p.m. The motion received a second from Mr. Foy and carried unanimously by the Board.*

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Vicki T. Martin, Deputy Town Clerk