

TOWN OF BURRILLVILLE

Town Hall Annex
144 Harrisville Main Street
Harrisville, Rhode Island
02830-1499



TOWN BUILDING
HARRISVILLE, R.I.

Zoning Board of Review
Phone (401) 568-4300 ext. 128
Fax (401) 710-9307
RI Relay 1-800-745-5555

Zoning Hearing Minutes

Hearing Date: May 09, 2023

Location: Town Hall 144 Harrisville Main Street

Meeting Called to Order: 7:00 pm

Members Present: John Patriarca, Vice Chairman, Giovanna Patriarca, Secretary, Mark Farrar, Jeremy Page, Julie Sylvestre (1st alt), and Erika Doherty (2nd alt).

Members Absent: Ken Johnson, Chairman

Voting Members: John Patriarca, Vice Chairman, Giovanna Patriarca, Secretary, Jeremy Page, Mark Farrar, Julie Sylvestre (1st alt).

Staff/Consultants Present: William Dimitri, Legal Counsel, Lisa Reynolds, Administrative Aide, Nicole Stockwell, Administrative Aide and Andrew D'Angelo, Court Stenographer.

Staff/Consultants Absent: Building Official-(vacant position)

Acceptance of Minutes: April 11, 2023. **Voted to accept 5-0.** Motion by Secretary Giovanna Patriarca. Seconded by Julie Sylvestre. Motion carried unanimously.

Acceptance of Resolutions:

CASE 2022-16 Johnston, Richard & Joan

CASE 2023-02 Frost, Jonathan

CASE 2023-03 Dumouchelle, Mark & Laurie

CASE 2023-04 Mayhew, Ian & Julie

CASE 2023-05 Saad, Steven & Aimee

CASE 2023-07 Deschamps, Todd & Danielle

CASE 2023-08 Woods, Robert

Voted to continue to the June 13, 2023 hearing 5-0. Motion by Secretary Giovanna Patriarca. Seconded by Julie Sylvestre. Motion carried unanimously.

Correspondence: 3/22/2023 Recommendation from Planning Board re: Case 2023-11 Lohr.

Old Business: None

New Business:

CASE 2023-09: Bascombe, Isaiah, applicant and Bascombe, Isaiah, owner of property located at 95 Hill Road, in the village of Harrisville, Town of Burrillville, Assessor's Map 142 Lot 001 located in R40 and A100 Zones have filed an application for a Special Use Permit & Variance to raise animals. Zoning Ordinance: Article III Zoning District Use Regulations, Section 30-71 Zoning District Uses, Table 1, Section 1. Agricultural Uses, (1) Raising of animals, footnote¹ acreage.

Voted to approve with 5 conditions 5-0. Motion by Mark Farrar. Seconded by Secretary Giovanna Patriarca. Motion carried unanimously.

CASE 2023-10: Andromeda Real Estate Partners, LLC, applicants and Andromeda Real Estate Partners, LLC, owners of property located 975–979 East Avenue, in the village of Oakland, town of Burrillville, Map 162 Lot 032 in the Village Commercial & 102 Overlay Zones have filed an application for a Special Use Permit & Variance for a commercial scale, 250 kWac ground mounted solar field (East Ave Solar) and two commercial buildings (Bronco Terrace). Zoning Ordinance: Article VI Special Use Regulations, Section 30-211 Solar Energy Systems, (g) Requirements, (2) Special Use Permit Required, (3) Location & Coverage, (a) Commercial & Industrial Districts-Large Scale.

Voted to approve with 1 condition 5-0. Motion by Julie Sylvestre. Seconded by Mark Farrar. Motion carried unanimously.

CASE 2023-11: Lohr, Robert, applicant and Lohr Robert, owner of property located at 0 South Main Street, in the village of Pascoag, town of Burrillville, Assessor's Map 265 Lot 001 and Map 265 Lot 003 located in the F2, A-80 and A-100 zones, have filed an application for a Special Use Permit to construct a 20 site campground under the Zoning Ordinance: Article III Zoning District Use Regulations, Section 30-71 Zoning District Uses, Table I, Principle Use, Section 1. Agricultural Uses, 5. Commercial picnic area, overnight or family camping area.

Voted to approve with 3 conditions 5-0. Motion by Julie Sylvestre. Seconded by Mark Farrar. Motion carried unanimously.

Other Business:

Board Member Reappointments-Vice Chairman John Patriarca recognized and congratulated Jeremy Paige, Julie Sylvestre and Erica Doherty for their reappointment to the Zoning Board.

Resignations-Julie Sylvestre announced she will be moving out of town and regretfully must resign from the Board. Her last meeting will be June 13, 2023.

Election of Officers-**Voted to maintain the current slate of officers 5-0 (Ken Johnson, Vice Chairman, John Patriarca, Vice Chairman and Giovanna Patriarca, Secretary).** Motion by Mark Farrar. Seconded by Julie Sylvestre. Motion carried unanimously.

Adjournment: Voted to adjourn at 8:30pm 5-0. Motion by Vice Chairman John Patriarca. Seconded by Secretary Giovanna Patriarca. Motion carried unanimously.

John Patriarca, Vice Chairman
Nicole Stockwell, Administrative Aide