

**MINUTES OF THE PLANNING BOARD MEETING OF SEPTEMBER 12, 2016
AT THE JESSE SMITH LIBRARY COMMUNITY ROOM
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

I. CALL TO ORDER:

Meeting was called to order at 7:02 p.m., Jeffrey Partington, Chairman, presiding.

Members Present: Jeffrey Partington, Robert Woods, Mark Tremblay, Leo Felice, Bruce Ferreira, Michael Lupis, Dov Pick, Christopher Desjardins and Jeffrey Presbrey.

Others Present: Christine Langlois, Deputy Planner.

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that all members were present this evening.

III. ACCEPTANCE OF MINUTES:

The **minutes of the Planning Board meeting of August 1, 2016** were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously by the Board.*

The **minutes of the Planning Board meeting (Invenergy) of August 22, 2016** were read. *A motion to accept the minutes, as presented, were made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously by the Board.*

IV. CORRESPONDENCE: none.

V. OLD BUSINESS:

Steere Farm Village, Steere Farm Road, Burrillville; Map 247, Lot 11; Map 230, Lot 2: Major Preliminary Plan Review/Public Hearing: In attendance representing Steere Farm Village was Kevin Morin, of DiPrete Engineering, and Mark Bard & Kevin Lavoie, of Steere Farm Village, LLC. Referencing the August 25, 2016 correspondence sent to the Planning Department, Mr. Morin outlined the modifications made to the plan based on discussions from the last meeting:

- Pathway from subdivision to the school removed;
- A 12' wide gravel path for access to two drainage areas located off the roadway provided and confirmed by the Town's engineer;
- Slopes modified on the drainage areas to meet the requirements of 3:1 to make them more level;
- Grading adjusted on Lots 14 & 15 regarding the amount of excessive cover over the septic systems.
- Details for the installation of oil/water separators provided at each catch basins located just before the detention pond and the cul-de-sac;
- Snow storage areas and transition curbs provided within the interior loop area opposite the entrance road and cul-de-sacs;
- Detail provided on the low-flow outlet (contained within the detail sheets of the plan);
- Noting that the police department had requested a 6' black chain link fence as security along the school property, the plan provides for a 4' black vinyl coated chain link fence along the back of the subdivision lots abutting the school's rear playfield/play area;
- Entrance planting/fence details provided at station 2+50 to provide privacy for the abutting property as outlined on the landscape plan.

He also noted that a letter had been submitted from the Harrisville Fire Chief outlining that the homeowners association would be responsible for the filling/maintenance of the underground cistern for fire protection. The Board questioned the location of the cistern and he stated that it would be placed within the loop area of the roadway, as requested by the fire department. The cistern has a capacity of 10,000 gallons of water storage with connections at the surface for filling and fire protection thru a pumper truck. The Board questioned how the level of water would be maintained with the cistern. Mr. Bard said that the homeowners association could contract with a fire protection company to maintain the cistern.

The Board questioned whether the project would be broken down into phases. Mr. Bard stated that it is the intent to construct the entire subdivision in one phase. The Board then questioned when all of the improvements would be turned over to the homeowners association. Mr. Bard said that once the project was completed, although State laws allow for the turnover at 65%. They will maintain the entire site, until all of the homes have been completed.

As there were no further questions from the Board, *a motion to approve the Major Preliminary Subdivision Plan for the Steere Farm Village development in fulfillment of RIGL Section 45-23-60 as the following Findings of Fact shall serve as the decision of record:*

- *The land development is consistent with the Comprehensive Plan, specifically Housing & Affordable Housing Chapter V, Implementation Actions V.1.a.3, & V.1.f.1; Chapter II – Natural & Cultural Resources, Goal II.1 “Promote a harmonious relationship between land development and natural resources”; Chapter IX – Land Use, [Implementation] Action IX.1.b.1 “Promote clustering of residential and commercial development, where possible, particularly in the R-12, R-20, R-40 and F-2 zoning districts”.*
- *The development is in compliance with the Town’s Zoning Ordinance.*
- *There will be no significant negative environmental impacts as indicated by the RIDEM Insignificant Alteration Permit, as revised.*
- *The development will not result in the creation of any unbuildable lots.*
- *The proposed lot has adequate and permanent physical access to Steere Farm Road.*

Conditioned upon submission of the \$20,000 inspection fee and a construction schedule to the Planning Department prior to the commencement of construction activities; and also conditioned upon the developer providing a fee of \$164,000 to serve as a fee-in-lieu in accordance with the requirement of providing four (4) affordable units; fee to commensurate with housing production and paid in the amount of \$82,000 upon completion of the first 10 units and the remaining \$82,000 upon completion of the 20th unit, payment to made to the HRC [once the recipient has been established by the Town Council]. The motion received a second from Mr. Felice and carried unanimously by the Board.

VI. NEW BUSINESS:

Burrillville Department of Public Works Proposed Public Works Facility, Clear River Drive, Oakland; Ma 161, Lots 6 & 15; Map 178, Lot 5: Conceptual Plan Review; Mr. Jeff McCormick, DPW Director/Engineer, Bruce Hagerman and Doug Allam, of Crossman

Engineering, were in attendance to represent the request. Mr. Hagerman handed out 11" x 17" size plan copies of the proposed new facility for the Board's review. Mr. McCormick provided a brief power point presentation which outlined the present DPW facility, originally constructed in 1946, the current working conditions, and the plan for future expansion on Clear River Drive in Oakland. He pointed out that the need for a new facility was to provide more adequate indoor, and outdoor, space. He noted that the project would require approvals from RIDEM (Wetlands) and RIDEM (Waste Management). He noted that the intent is to install a waste oil furnace to heat the entire building utilizing the waste oil from the vehicles, along with a heated slab and permission from the State to utilize waste oil from the public. There will be two fueling depot locations on the new with the same size tanks as the current location (4,000 gallons for fuel oil; 4,000 gallons for diesel). One will be a new depot that will service all municipal agency vehicles; the second will be the reuse of the existing depot that will service just the DPW vehicles. Roof runoff will be handled by half of the roof discharging into an underground infiltration system and the other half discharging into an aboveground infiltration basin. He made note that a few zoning issues need to be address:

- *Salt storage in an aquifer overlay district; (the new building will be located in an aquifer overlay district, but the current location is in an aquifer overlay district as well.)*
- *Storage of petroleum products in an aquifer overlay district (over 300 gallons);*
- *Setback from the main building;*
- *One principal structure per lot;*

The Board expressed approval on the site location and the design of the proposed building, especially the architectural details that were provided to break up the length of the structure.

Pascoag Village – Fernwood Development, George Eddy Drive, Pascoag; Map 210, Lot 23: *Partial Road Acceptance Request:* The Board reviewed a request from Scott Adler, of Adler Bros. Construction, requesting the reduction in the bond amount currently held by the Town as surety for the roadway construction of George Eddy Drive in the Fernwood Development off of Reservoir Road as well as consideration for acceptance of the improved portion into the Town's highway system. The Board was also in receipt of correspondence from Jeff McCormick, the Town's DPW Director/Engineer regarding his inspection of the completed roadway as well as his recommendations for accepting that portion of roadway. *A motion was made from the Chair to approve the request to reduce the bond amount to \$80,000 and to forward a favorable recommendation to the Town Council on acceptance of Phase I of the roadway described thru Station 13+24 of George Eddy Drive. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

Review/Discussion on Request for Amendment to Zoning Ordinance: *Section 30-211. Ground Mounted Solar Photovoltaic Installations and Section 30-71. Zoning District Uses, Section 4. Public and semipublic uses: (17) Solar photovoltaic installations:* Mr. Vic Buonomano, of Northeast Solar & Wind Power LLC, and Mr. Scott Milnes, of Econox Renewables, civil engineer, were in attendance to represent the request. Mr. Milnes informed the Board that they had three clients in Burrillville (Pool Pirate, Route 102; Sandberg Machine, Route 102; Supreme Mid-Atlantic, Route 7) who expressed interested in participating in the 250 kilowatt feed in tariff solar ground mounted projects. He noted that when the Town had originally developed the solar ordinance, there was no feed in tariff

program in Rhode Island. Since then the State's Department of Energy created first a 40 megawatt feed entire program, and revised to a new 160 megawatt feed entire program to meet the needs for over the next four years. When the Town's ordinance was first created, it was geared towards a net metering project, which feeds the business with power from the solar. With the feed in tariff, the meter is located on the opposite side of the customer, allowing the customer side to receive a reduction in their billing, and credits are saved on the opposite side of the meter, which allows National Grid send a check to offset their billing. The solar installation is creating revenues for the clients in either direction. He told the Board that the Town's ordinance currently allows solar within the commercial zone, by special use permit. Their clients are located in industrial and other zones listed [on application] and are interested in doing the 250 KW solar installations. He described the ground mounted physical array as being approximately 30,000 square feet in size, completely fenced in, and considered a medium scale solar project (25 – 250 KW) by Rhode Island standards. He finished by saying that they were approaching to request the change to allow these installation within commercial and industrial zones where their clients are located.

The Board questioned what was currently in the ordinance that addresses their projects. Mr. Milnes said that the ordinance currently allows for 250 KW net metering projects, which limits and doesn't address the new program in the State. They are looking to have the ordinance allow for feed in entire net metering for commercial businesses only in those zones. Several members felt that the F-5 and F-2 zoning districts should be considered.

The Board noted that although the request was to bring the solar ordinance up to the current technology, they needed to have more information in the form of written literature to make an informed recommendation on the request. *A motion was made by Mr. Tremblay to table discussions as the Board needs more input to forward a recommendation to the Town Council on the Zoning Amendment request. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

VII. OTHER BUSINESS:

Report from Administrative Officer: The Board reviewed the report from the Administrative Officer, noting that during the month of August a Certificate of Completeness was issued for: **NeighborWorks, Pascoag Main Street & Park Place, Burrillville** (*Administrative – lots combined*). There were no plans rejected as incomplete. The following plan was endorsed: **NeighborWorks, Pascoag Main Street & Park Place, Burrillville** (*Administrative – lots combined*).

A motion to adjourn was then made by Mr. Ferreira at 8:45 p.m. The motion received a second from Mr. Pick and carried unanimously by the Board.

Recorded by: _____
M. Christine Langlois, Deputy Planner