



# MEETING NOTICE

## Town of West Warwick Planning Board

**Meeting Date:** Monday December 2, 2019

**Time:** 6:00 p.m.

**Location:** West Warwick Town Hall  
Town Council Chambers  
1170 Main Street  
West Warwick, RI 02893

### Item 1 Approval of Minutes

Review and approval of the October 7, 2019 meeting minutes.

### Item 2 Public Informational Meeting Solar Farm – 215 James P. Murphy Hwy.

Applicant: Mr. Andrew Labell - North Bridge Development LLC.  
Location: 215 James P. Murphy Highway  
Assessor's Plat: 12  
Lot: 2  
Zoning District: Business Park (BP)  
Land Area: 23.27 acres  
Number of lots: NA  
Engineer: Core States Group

The applicant is proposing to install a 4.6 MW solar field on the vacant lot located at 215 James P. Murphy Highway in the Business Park (BP) zoning district. This application is classified as a Major Land Development project according to Zoning Section 5.21 "Green, renewable or alternative energy installations and facilities (green project)."

### **Planning Office Findings**

The Planning Office finds the proposal to be generally consistent with Section 17-5 "General Purposes" of the Towns Subdivision and Land Development regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the Town's Zoning Ordinance.

- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate physical access to a public street.
- 6) That the proposed development provides for the safe circulation of pedestrian and vehicular traffic, adequate detention of surface water runoff, suitable building sites, and the preservation of natural, historical and cultural features; and
- 7) That the proposed development will not result in any increased flooding and soil erosion.

### **Planning Office Recommendation**

After conferring with the Technical Review Committee (TRC) and the Planning Board Legal Counsel, the Planning Office recommendation is to grant Master Plan approval with the following stipulations:

- 1) That the applicant shall provide an operation and maintenance plan for the facility which shall include measures for maintaining safe access to the facility as well as general procedures for operational maintenance of the facility.
- 2) That the owner shall be required to work with local officials (Police, Fire & Building Official) to develop an emergency response plan which shall include but not be limited to, means of emergency access to the facility, clearly defined means of shutting down the facility, and contact information for local authorities responsible for responding to inquiries and emergencies.
- 3) That the owner shall provide proof of liability insurance in an amount reasonable to address any failure of the facility.
- 4) That all storm-water/runoff shall be contained on-site and within the development (zero net runoff) and the applicant shall provide a drainage report and drainage design stamped by a Rhode Island Registered Professional Engineer to be approved by the Town Engineer prior to preliminary approval.
- 5) That the owner shall provide to the Town written approval from the provider that the facility has been approved by National Grid as an energy provider as required in Zoning Section 5.21.8.
- 6) That a Soil and Sediment Control Plan shall be required at preliminary approval in conformance with Development Review Regulations Section 17-18(F) (1) "Erosion and Sediment Control Plan required."
- 7) That the applicant shall provide an excavation/construction plan, which may be combined with the Soil and Sediment Control Plan, designed to mitigate the impact of construction on the abutting properties which shall include but not be limited to, construction access, best practices for dust control and vibration and hours of operation; said plan shall be approved by the Town Engineer prior to final approval.

- 8) That all exterior lighting shall be contained on site and directed away from and/or shielded from the abutting residential properties.
- 9) That the preliminary plan shall include a detailed landscaped plan prepared by a RI Registered Landscape Architect and said plan shall include a buffer detail designed to provide screening from the abutting properties.
- 10) That the owner shall provide to the Town of West Warwick financial surety (bond which shall remain in effect for the life of the project) in an amount sufficient to insure the removal of the solar project in the event that the project is abandoned and/or decommissioned and the owner neglects to remove the project within 180 days after the date of discontinued operations per zoning sections 5.21.14.1- 4.
- 11) That the applicant shall apply for a road opening permit from the WWDPW prior the constructing the access road to the development.
- 12) That the applicant/owner of the development will provide WWPD access to any security cameras that provide vantage point of James P. Murphy Hwy. if feasible.

**Planning Board Vote**

Joseph DiMartino	Yes	No
Felix Appolonia	Yes	No
Joe Gardosik	Yes	No
Anthony Petrarca	Yes	No
Joshua Barrette	Yes	No
Jessica Rubery (Alt.)	Yes	No
Joe Garcia (Alt.)	Yes	No

**Item 3**

**Administrative Subdivision/Approval for Informational Purposes**

**Plan Attached**

Project name: Administrative Subdivision/ABAA Investments LLC.  
 Applicant: ABAA Investments, LLC.  
 Location: Cowesett Avenue  
 Assessor's Plat: 28 Lots: 396 & 397

**Item 4**

**Public Comment**