MEETING MINUTES

Town of West Warwick
Planning Board

Meeting Date: Monday, November 6, 2023

Time: 6:00 p.m.

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

Members Present Felix Appolonia, Chairman
Joshua Barrette, Vice Chairman
Rene Coutu
Paul Villa

Members Absent Joe Garcia (Alt. member)
Jessica Rubery

Planning Staff: Marilyn Shellman, Planner

Legal Counsel: Albert DiFiore, Esquire

Roll was taken.

1. Approval of Minutes

Motion to approve the minutes of June 5, 2023, and October 2, 2023, was made by Mr. Barrette and seconded by Mr. Villa. The vote was unanimous.

Felix Appolonia	Yes
Rene Coutu	Yes
Joshua Barrette	Yes
Paul Villa	Yes

2. Old Business

Major Land Development – Final Plan Approval – The Falcon Crossing Condominiums fka Hillcrest Condominiums – AP 13, Lots 658 & 659 for Multi-Family Units and administrative approval of an Administrative Subdivision to merge lots 658 & 659.

This application was presented the Final Plan to the board by Tom Cronin, Esq. for Final Plan approval for an 8-unit multi-family condominium project located on Cowesett Avenue. The Final Plan was approved, with the Administrative Subdivision to be conducted administratively by the Town Planner. The vote was as follows:

Felix Appolonia	Yes
Rene Coutu	Yes
Joshua Barrette	Yes
Paul Villa	No

Major Land Development- Preliminary Plan Public Hearing - North Bridge Development, LLC/DJP Realty, LLC – 215 James P. Murphy Highway

Applicant:	North Bridge Development, LLC. / DJP Realty, LLC
Location:	215 James P. Murphy Highway
Assessor's Plat:	12
Lots:	2
Zoning District:	Business Park (BP)
Number of Units:	47 Rows Solar Panel Project
Developer:	North Bridge Development, LLC. / DJP Realty, LLC
Represented by:	Tom Cronin, Esq.

This application is for a 47-row solar panel project located at 215 James P. Murphy Highway on 23 acres of land in the Business Park (BP) zoning district. The master plan approval was granted December 19, 2019, and a 2-year extension was granted which expires on December 1, 2023. The application will be for Preliminary Plan approval public hearing at this meeting.

Expert Testimony was given by Andrew Labell, North Bridge Development LLC/ DPJ Realty, LLC, explained the project to the board.

Expert Testimony was given by Ryan Palumbo, Revity, Middletown, RI, explained the installation of the project and construction sequencing.

Expert Testimony was given by Dan Szymanski, P. E. with Northeast Engineers, explained the site conditions and the need for slope stabilization on the site.

Expert Testimony was given by John Carter, RLA, and explained the visual aspect of the site and the proposed vegetation on the site.

A motion was made by Mr. Barrette and seconded by Mr. Villa to accept the consultants as experts. The vote was unanimous. All experts were sworn in by legal counsel Al DiFiore, Esq.

The public hearing was opened for public comment.

David Hull, 51 Lanser Lane, West Warwick spoke about the construction equipment that was attempting to work on the site and enter through the protective buffer on the site. Mr. Labell and Mr. Palumbo assured Mr. Hull that all construction access would be through a dedicated easement from the cul-de-sac at the end of Marion Lane and that no trees or vegetation would be removed for constructions access.

Stephanie O'Connor, 55 Maid Marion Lane spoke about the construction access as well and questioned where construction equipment would be located during the installation phase of the project. Mr. Palumbo reassured Ms. O'Connor that there would be no impact to the neighboring property owners will construction equipment.

Both abutting property owners were sworn in by legal counsel Al DiFiore, Esq.

A motion was made by Mr. Barrette and seconded by Mr. Villa to close the public hearing. The vote was unanimous.

A motion was made by Mr. Barrette and seconded by Mr. Coutu to approve the Preliminary Plan with the prior stipulations from the Master Plan approval and to include the design and construction of the retaining wall stamped by a structural engineer and the approval of the Administrative Subdivision to be conducted administratively by the Town Planner.
The vote was as follows:

Felix Appolonia	Yes
Rene Coutu	Yes
Joshua Barrette	Yes
Paul Villa	Yes

3. Vote to approve the Planning Board 2024 Meeting Calendar Schedule

Motion to approve the 2024 Meeting Calendar Schedule was made by Mr. Barrette and seconded by Mr. Villa. The vote was unanimous**.**

4. Discussion: none

5. Public Comment: none

6. Adjournment

Motion to adjourn at 8:05 PM by Mr. Barrette seconded by Mr. Villa, all in favo