



Burrillville Planning Board Agenda

February 3, 2025 7:00PM

Jesse Smith Library Community Room
100 Tinkham Lane, Harrisville, RI 02830

CALL TO ORDER

ATTENDANCE REVIEW

ACCEPTANCE OF MINUTES: January 6, 2025

CORRESPONDENCE

OLD BUSINESS:

- **Hillside Estates, East Wallum Lake Road, Map 052 Lots 012, 013, 023, 024:** Minor Rural Residential Compound with Private Road, Public Hearing:
Preliminary Plan review for a proposed 58.6-acre minor rural residential compound creating five buildable lots and one open space lot in the F-5 zone. Continued from 10/7/24.

NEW BUSINESS:

- **Mencucci, Carlo & Betty, 1745 Victory Highway, Map 146 Lots 016:** Minor Subdivision, Pre Application Plan Review.
- **East Ave Solar and Bronco Terrace, 975-979 East Ave, AP 162 Lot 032:** Major Land Development, 1.5-acre 250kW ground mounted solar energy system with two 2-unit commercial buildings. Review of deficiencies and punch list relative to approved Final Plans: Phase I on 1/9/23 and Phase II on 6/23/23.
- **Lockheed Architectural Solutions, Inc., 925 South Main Street, Map 247 Lots 24 & 25: Major Land Development, Preliminary Plan, Unified Development, Public Hearing:**
 1. Preliminary Major Land Development plan review for a proposed 56,675sf addition, 91 space parking area and other site improvements.
 2. Unified Development review for requested dimensional variance under Sec 30-202.d (Aquifer Zoning, Lot Dimensional Requirements, A-80 Zone, max 15% coverage) to allow proposed 49.4% lot coverage.

ADMINISTRATIVE REPORTS TO ACCEPT FOR THE RECORD:

- **Laplante, Audra 43 Laurel Hill Ave, Map 157 Lots 042 & 043:** Administrative Subdivision.
- **Mencucci, Carlo & Betty, 1833 & 1777 Victory Highway, Map 146 Lots 014 & 015:** Administrative Subdivision
- **Lockheed Architectural Solutions, Inc., 925 South Main Street, Map 247 Lots 24 & 25:** Administrative Subdivision.
- **Work Ready Truck, 0 Victory Highway, Map 114 Lot 012:** Minor Subdivision, Final Plan Administrative Officer approval.
- **Work Ready Truck, 0 Victory Highway, Map 114 Lot 012:** Major Land Development, Final Plan Administrative Officer approval.

OTHER BUSINESS

ADJOURNMENT

Stephen Foy, Chairman