



**REVISED 9/2/25 TO ADD AGENDA ITEM "Review and Discussion of Handbook and Code of Conduct for Boards and Commissions"**

# **Burrillville Planning Board Agenda**

**September 8, 2025 7:00PM**

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

The development plans for the applications under review are posted on the Town website Planning Board page: <https://www.burrillville.org/planning-board/pages/applications-under-development-plan-review>. Complete applications may be viewed in person at the Planning Department, Town Hall Annex 144 Harrisville Main Street.

## **CALL TO ORDER**

## **ATTENDANCE REVIEW**

**ACCEPTANCE OF MINUTES:** August 4, 2025

## **CORRESPONDENCE:**

- E-mail dated August 8, 2025 from engineer David Manoni of Ground Breaking Designs requesting the Hillside Estates Preliminary Plan review be continued to the October 6, 2025 meeting due to pending RIDEM permit modification application review.

## **OLD BUSINESS:**

- **Hillside Estates, East Wallum Lake Road, Map 052 Lots 012, 013, 023, 024:** Last heard October 7, 2024. Pursuant to Burrillville Land Development Regulations 15-6.5, 15-6.7 and 15-9 and Zoning Ordinances 30-201 and 30-208:
  1. Preliminary Plan review with Public Hearing for a proposed 58.6-acre minor rural residential compound with five buildable lots, an open space lot and private road in the F-5 zone. Applicant has requested a continuance to the October 6, 2025 meeting.

## **NEW BUSINESS:**

- **The Narragansett Electric Company, Electrical Right of Way off Douglas Turnpike to the North Smithfield line crossing Pulaski Road, Gig Road and Power Lane and involving Map 131, Lots 011, 012, and 014 & Map 132, Lots 007, 029, 034, 035, 039, 040, 043 and 047:** Pursuant to Burrillville Land Development Regulations 15-6.6, 16-6.7, 16-6.9 and 15-9, Zoning Ordinances 30-111 and 30-202 and Noise Ordinances 16-35(b), 16-44 and 16-48.
  1. Preliminary Plan review with public hearing for a major land development project involving clearing the existing right of way from 50 feet to 75 feet, rebuilding of the existing 115kV line and installation of a second 115kV line located in the F-2, A-80, A-100 and A-120 zones.
  2. Unified Development Review requesting
    - a. A dimensional variance from Zoning Ordinance Section 30-111, maximum height of main structure in F-2, 35 feet. Requesting 68 feet of relief to allow installation of utility structures with heights of 76-103 feet tall.
    - b. A Special Use Permit under provisions of Noise Ordinance 16-44 and 16-48 to allow public utility installation construction noise outside of hours listed in 16-35(b).

## **ADMINISTRATIVE REPORTS TO ACCEPT FOR THE RECORD:**

- **CREW, 115 Central Street, Map 160 Lots 045 and 188:** Administrative Subdivision. The plan was reviewed and approved by the Administrative Officer under provision of 15-6.4.
- **Town of Burrillville, 0 Bronco Highway, Map 213 Lot 010:** Minor Subdivision-2 lots. The plan was reviewed and approved by the Administrative Officer under provision of 15-6.5(a)(2).
- **Piette, Jeffrey & Heidi and Rabitaille, Raymond & Marie, 217 & 235 Rock Ave, Map 209 Lots 046& 045:** Minor Subdivision (lot line adjustment), 2 lots. The final plan was reviewed and approved by the Administrative Officer under provision of 15-6.5(d)(3).

## **OTHER BUSINESS**

- **Election of Officer:** Vice Chairman seat
- **Training and Discussion Regarding Planning Board Roles & Responsibilities**
- **Review and Discussion of Handbook and Code of Conduct for Boards and Commissions**

## **ADJOURNMENT**

**Stephen Foy, Chairman**