

Town of Lincoln
Zoning Board of Review
100 Old River Road, Lincoln, RI
Minutes of October 4th, 2022 Meeting

Present: David DeAngelis- Chairman, Lori Lyle- Vice Chairperson, John Mancini, Frank Spezzano, Kazem Farhoumand, Attorney DeSisto

Excused: Charles Ruggerio, Stephen Kearns

Minutes: September Minutes

Correspondence:

Applications:

Andrew Labell- North Bridge Development LLC, 60 Wamsutta Way, Wrentham, MA 02093- Application for Special Use Permit for utility scale solar on roof of commercial building located at 13 Blackstone Valley Place, Lincoln, RI 02865.

AP 30, Lot 59

Zoned: ML 05

Chairman: Minutes from last meeting September meeting. Motion to approve minutes by Vice Chairperson Lyle and Seconded by Member Farhoumand, all in favor. No correspondence. One application tonight on the agenda. This application represents a request for a Special Use Permit for a utility solar application. The applicant is Andrew Labell, the applicant is proposing to install a 360 kW solar array on the roof of an existing commercial building located at 13 Blackstone Valley Place. There is no equipment planned to be on the ground on the exterior of this building. This use is allowed with a Special Use Permit under section 260-19Z of the Zoning Ordinance.

Applicant sworn in- Andrew Labell- The developer of the solar project.

Chairman: There are other standards this Board will look at prior to granting the Special Use Permit. The Special Use Permit meets all the criteria in the Zoning Ordinance such as parking and lighting and various use regulations. The Special Use Permit will not alter the general character of the neighborhood. The Special Use conforms with the Comprehensive Plan and Zoning Ordinances.

Andrew Labell: Recently hired roofing to redo an industrial roof. To offset the cost, we are here in front of The Board with this application.

Chairman: Has a company already been contracted out to do the installation of the solar array?

Andrew Labell: Yes, two of the employees from my prior employer went out on their own. They will be doing the installation and I will be doing the development.

Chairman: Any previous project?

Andrew Labell: I have been operating for the past 2-2.5 years. We have closed on one in Warwick. A warehouse headquarters in Cumberland. In addition we are doing a larger development which is much larger than what we are proposing here. No rejections or complaints. The beginning through end we work with fire and building officials to make sure we have everything in order. In the end we fulfill all the requests.

Chairman: How high is the roof?

Andrew Labell: 35 ft. high

Chairman: Is there any other access to the roof? Ladders? Where someone can access the roof unauthorized?

Andrew Labell: Fire escape.

Chairman: That will come up with the building portion. Building permits.

Andrew Labell: National Grid needs to have access to that for emergencies.

Chairman: So your application indicates that there won't be mounting or exterior mounting of the equipment- where is the metering going to go?

Andrew Labell: There is going to be one meter placed next to the existing meter. Everything else will be inside or on top.

Chairman: Is there any other solar rooftops in this general area?

Andrew Labell: There is, 2 blocks down from the adjacent property of Amica. And another located at a part of 25 Blackstone Valley.

Vice Chairperson Lyle: Questions the comparison of solar arrays they have done to the proposed 360 kW.

Andrew Labell: This is the exact same size that we placed on the warehouse last year. Very close to what we completed. Due to shortages we are using a slightly larger panel than we originally thought. This will weigh less and will be less globally covering, than we originally thought.

Vice Chairperson Lyle: How is this going to benefit the owner?

Andrew Labell: The owner will not own the solar, they will receive an upfront prepaid lease for the next 20 years, and the investor will own.

Vice Chairperson Lyle: Will the area be well lit to access?

Andrew Labell: There is outdoor lighting. If there was an emergency we would bring out the service truck with lighting.

Vice Chairperson Lyle: How about noise level?

Andrew Labell: During construction it gets a little noise, there isn't a lot of heavy construction. One day the solar panels will be craned on the building roof.

Vice Chairperson Lyle: How about the actual solar?

Andrew Labell: Some people have mentioned to me people can hear buzzing

Member Farhoumand: What percentage of the generated energy?

Andrew Labell: Through RI Regrowth- The investor chooses to sell to RI Energy. Instead of per unit payments the applicant will get prepaid lease.

Vice Chairperson Lyle: What percentage of the roof will have the panels?

Andrew Labell: Originally we were going to say 85%, because of the size of the panel. That number will go down. The panels that are ordered are bigger but will fit the same, could go down 15%.

Chairman: How about the switch gear is that available?

Andrew Labell: As of right now they are in stock. Hardware oriented it is on case by case basis.

Vice Chairperson Lyle: Was the roof constructed of impaired to accommodate this?

Andrew Labell: Yes, our partners used roofing material to be equipped to handle this solar, they are also taking a small ownership of this roof.

Chairman: Application for a Special Use Permit to allow a roof mounted Utility Scale solar installation on an existing commercial building (a warehouse facility for Original Pizza of Boston) located at 13 Blackstone Valley Place. Members of the TRC reviewed the submitted plans, application, and the surrounding area. The TRC found that this proposed <0.5 MW DC roof mounted solar installation would not change the existing use. The arrays are not within the setbacks (this is grammatically not correct) and do not exceed the maximum height requirements. The associated equipment is going to be located within the building with the exception of

anything that is required to be outside of the building. The site is located within an industrial zone (ML-0.5) and has no residential abutters. Based on the above findings and positive recommendation from the TRC, the Planning Board unanimously voted (4-0) to forward a **positive recommendation** on this application to the Zoning Board of Review.

TRC recommends approval.

Public portion, let the record indicate there is no one here to speak regarding this application.

Any further discussion or questions- No.

Chairman: Makes motion to approve the Special Use Permit for the rooftop mounted solar array. 1. The use is permitted in the exact subsection in the ordinances that it's permitted in 260-19Z. 2. The Special Use Permit meets all the criteria in the Zoning Ordinance such as parking and lighting and various use regulations, for this project may of the regulations are covered by the Building and Electrical Department and the Fire Department. 3. The Special Use Permit will not alter the general character of the neighborhood, there are no residential homes in this area, and there are other industrial buildings with solar arrays in the neighborhood. 4. The Special Use conforms with the Comprehensive Plan and Zoning Ordinances.

Motion Second by Member Mancini.

Member Farhoumand - Aye

Member Spezzano- Aye

Vice Chairperson Lyle- Aye

Member Mancini- Aye

Chairman- Aye

Special Use Permit has been granted.

Chairman- Next meeting is November 1st, two applications.

Motion to adjourn by Vice Chairperson Lyle, Second by Member Mancini.

All in Favor.