

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER ARTICLE

APPENDIX A
ZONING

No..... Date.....

Approved.....Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF WARWICK
RAYMOND T. MANCINI AND
SOUTHERN SKY RENEWABLE ENERGY, LLC, PETITIONERS

Be it ordained by the City of Warwick:

Section I. The Zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the classification of the following described premises from Residential A-7 to Residential A-7 with restrictions, conditions and stipulations.

Lots 23, 38 & 39 on Assessor's Plat 346 as said plat appeared in the Tax Assessor's office on December 31, 2015 is hereby changed from Residential A-7 to Residential A-7 to Residential A-7 to permit use under zoning Use Code 608. Electric Power Plant, for solar generation of electric power only, with a dimensional waivers from Warwick Zoning Ordinance Section 504 for less-than-required wetland setback, Section 300, Table 2A for less than required front and rear yard setback from Valley Street (an unimproved city street) and Section 505.1 for less than required landscape buffer along the frontage of unimproved city streets, Valley Avenue and Bingham Street and subject to the following restrictions, conditions and stipulations set forth below.

The Lots are set forth in the legal description and on the map attached hereto as Exhibit A.

The change of zoning is subject to the following conditions and stipulations:

1. That the allowed use shall be restricted to the solar generation of electric power.

- 1
2 2. That the solar park shall be maintained on a regular basis by the owner/operator and shall be
3 cleared of debris, weeds, trash, etc. Maintenance shall include, but not be limited to,
4 painting, structural repairs and maintaining the integrity of fencing. The equipment shall be
5 maintained in good repair and working order. Malfunctioning or inoperable equipment shall
6 be removed from the property immediately and disposed of in accordance with all applicable
7 federal, state, and local regulations.
8
- 9 3. That, a sign shall be posted on the facility and shall display the name of the owner and or
10 operator of the facility and provide a twenty-four (24) hour emergency contact number.
11
- 12 4. That the solar park shall not be used for the display of any advertising.
13
- 14 5. That the Applicant shall utilize measures that minimize impacts on neighboring properties to
15 the maximum extent possible. To this end, the Applicant shall submit to the Administrative
16 Officer to the Planning Board, a detailed report of the proposed operational characteristics of
17 the solar park (and inverters), including key features concerning the means and methods
18 planned to minimize or avoid off-premises impacts to the adjoining residential uses. In
19 addition to addressing noise concerns, the report shall include security provisions to prevent
20 unauthorized access, emergency access provisions, security lighting, and any proposed
21 identification signage.
22
- 23 6. That the proposed transformers/inverters for the solar farm shall maintain a noise level at or
24 below 55dB, and there shall be no greater than a 3dB change in amplitude (the minimum
25 audible difference perceptible to the average person) measured along the entire eastern
26 property line which abuts the existing residential properties (Valley Avenue, Brett Court,
27 West Shore Road, and Bingham Street). The Applicant is responsible to fund and submit a
28 *noise study*, conducted by an environmental professional, measuring pre-background sound
29 with the post construction as-built conditions that illustrate adherence with this stipulation.
30 Said study shall be submitted to the Building Inspector and Administrative Officer to the
31 Planning Board within 90 days of the solar park becoming operational.
32
- 33 7. That, in order to demonstrate that the proposed solar park will not result in an ocular impact
34 that compromises the safety of the air transportation system, the Applicant shall submit a
35 Glare Analysis, which utilizes the Solar Glare Hazard Analysis Tool (SGHAT) to model
36 potential glare from the project site to ensure the location will not create glare for departing
37 and approaching aircraft from the Runway 5-23's existing end and proposed end. The
38 modeling results shall be assessed relative to the FAA's ocular hazard standards as described
39 in its Interim Policy for Solar Projects on Airports, and shall be submitted to both the FAA
40 and RIAC. Written confirmation of "no objection" from both the FAA and RIAC shall be
41 submitted, prior to Preliminary Approval.
42
- 43 8. That the clearing of natural vegetation shall be strictly limited to what is necessary for the
44 construction, optimal operation, and maintenance of the solar park.
45

1 9. That the Applicant shall install decorative aluminum fencing along the West Shore Road
2 frontage, and indicate this on the Project's Landscape Plan. The color and style shall be
3 approved by the Administrative Officer prior to Final Approval of the Major Land
4 Development Project
5

6 10. That at the abandonment of the use of this solar park, all equipment shall be removed from
7 the site, no more than six months after the date of discontinued operations. The
8 owner/operator shall notify the building official of the proposed date of discontinued
9 operation and plans for removal. At a minimum, decommissioning shall consist of: removal
10 of all solar park related structures, equipment, security barriers, and transmission lines from
11 the site; disposal of all solid and hazardous waste in accordance with applicable disposal
12 regulations; and stabilization and revegetation of the site as necessary to prevent erosion and
13 restore the natural habitat.
14

15 11. That the Applicant shall post a bond, in an amount to be determined by the Administrative
16 Officer, to provide a guarantee that the facility will be promptly removed after it reaches the
17 end of its useful life.
18

19 12. That there shall be strict compliance with the Final Plan, as approved by the Planning Board.
20 Any changes to said plan shall require review by the Planning Board or Administrative
21 Officer to the Board, and any other authority as determined to be necessary.
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23

24 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
25 changes to be made on the Zoning Map and the Record Book of Lot Classifications.
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27 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.
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39 SPONSORED BY: COUNCILWOMAN USLER
40

41 COMMITTEE: LAND USE
42
43

**PETITION REQUESTING AN AMENDMENT TO THE ZONING
ORDINANCE OF THE CITY OF WARWICK**

To the Honorable City Council of Warwick: Joseph K. Shekarchi, Esq.

Respectfully represent: Southern Sky Renewable Energy RI, LLC

who furnishes the following information in connection with (his-her) request for an Amendment to the Zoning Law.

Amendment to the Zoning Law:

1. Ownership of Premises: Raymond T. Mancini c/o Louis DiDonato
(Name)
119 Hopkins Hill Rd
(Address)
West Greenwich, RI 02817

(Furnish name of title owner of property and address of owner)

2. Description of Premises: Plat No. 346 Lot(s) No. 23, 38, & 39
Street West Shore Road Ward 7-1

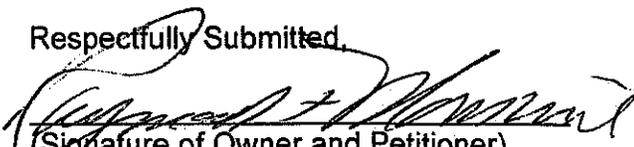
(Furnish Assessor's Plat and Lot numbers and Name of Street and Ward Number)

3. Present Zoning Classification: Residential District (A-7)
4. Zoning Change Requested Residential A-7, with waivers for Use Code 608. Electric Power Plant for the solar generation of electric power, and dimensional waivers from Warwick Zoning Ordinance Section 504 for less-than-required wetland setback; Section 300, Table 2A for less-than-required front and rear setback from Valley Street (an unimproved City street); and Section 505.1 for less-than-required landscape buffer along the frontage of the unimproved City streets, Valley Avenue and Bingham Road.
5. Reasons for Proposed Change: _____

To construct and operate an electrical power plant limited to solar generation of power.

WHEREFORE, it is respectfully requested that the Zoning Law be amended by changing the Zoning Classification of the above described premises from _____

Respectfully Submitted,


(Signature of Owner and Petitioner)
Raymond T. Mancini

Ralph A. Palumbo

Description A.P. 346 Lots 23, 38 and 39

That certain tract or parcel of land situated on the northerly side of West Shore Road and the westerly side of Valley Avenue in the City of Warwick, County of Kent and State of Rhode Island being more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of said West Shore Road, said point being marked by a rebar, said point also being the southeasterly corner of herein described parcel;

Thence N85° - 17' - 23" W along the northerly sideline of said West Shore Road for a distance of two hundred twenty-three and 51/100 (223.51) feet to a point of curvature;

Thence westerly bearing northwesterly along the northerly sideline of said West Shore Road and along the arc of a curve having a radius of three hundred nine and 08/100 (309.08) feet and an arc length of two hundred fifteen and 41/100 (215.41) feet to a point;

Thence N45° - 21' - 33" W along the northerly sideline of said West Shore Road for a distance of one hundred five and 94/100 (105.94) feet to a point in the easterly sideline of the Railroad R.O.W.;

Thence N31° - 38' - 41" E along the easterly sideline of the said Railroad R.O.W. for a distance of one thousand, one hundred six and 30/100 (1,106.30) feet to a point;

Thence S77° - 28' - 16" E for a distance of three hundred ninety and 38/100 (390.38) feet to a point marked by a Rhode Island Highway Bound;

Thence S32° - 46' - 18" E for a distance of thirty-seven and 21/100 (37.21) feet to a point;

Thence S12° - 27' - 41" W for a distance of seventy-three and 40/100 (73.40) feet to a point on the northerly sideline of Bingham Street;

Thence N77° - 35' - 29" W along the northerly sideline of said Bingham Street for a distance of two hundred sixty and 71/100 (260.71) feet to a point on the easterly sideline of said Valley Avenue;

Thence S04° - 04' - 34" W along the easterly sideline of said Valley Avenue for a distance of seven hundred eighty-four and 62/100 (784.62) feet to a point;

Thence N86° - 32' - 31" W for a distance of one hundred fifty-two and 61/100 (152.61) feet to a point marked by an iron pipe;

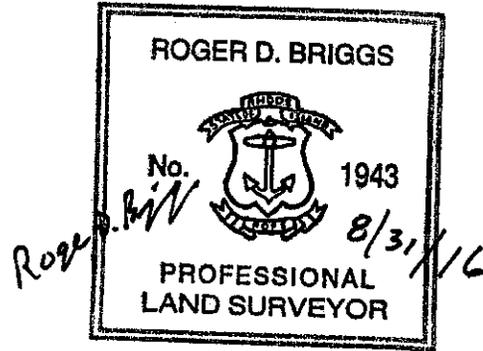
Thence S03° - 27' - 29" W for a distance of two hundred eighteen and 08/100 (218.08) feet to the point and place of beginning

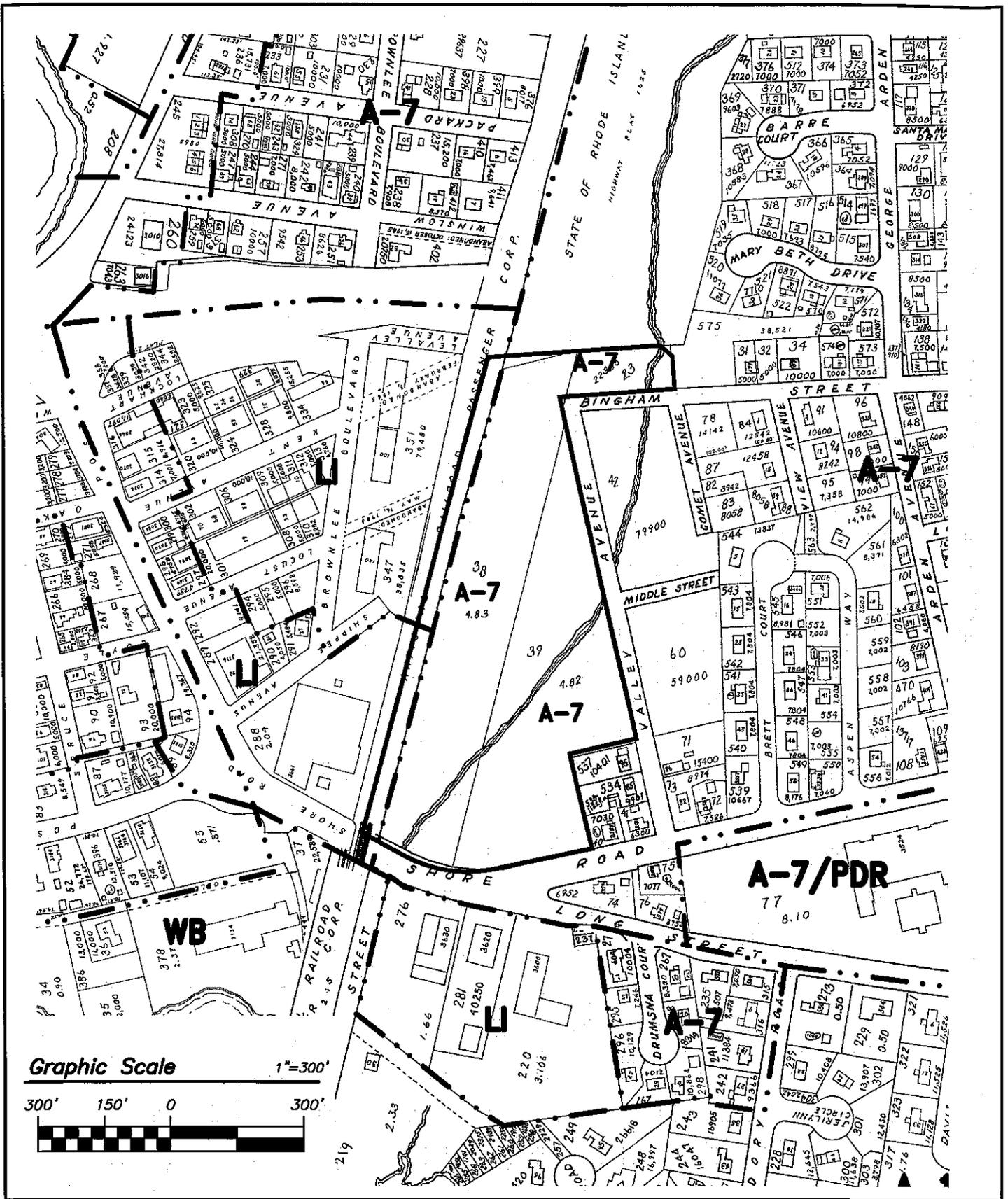
The above described parcel is shown as "A.P. 346 Lots 23, 38 & 39" and contains an area of 10.57 acres of land more or less on a plan titled "Existing Conditions Plan No. 1 and No. 2 Boundary Survey Plat Map 346 Lots 23, 38, 39, 42 and 60 West Shore Road and Valley Avenue, Warwick, Rhode Island, Scale 1"=40', Date: December, 2008, Revision 1: 3-26-09 prepared by Crossman Engineering, Matthew P. Sullivan, PLS #1816."

Description prepared by Crossman Engineering using plan referenced above.

Roger D. Briggs
Roger D. Briggs, PLS

8-31-16
Date





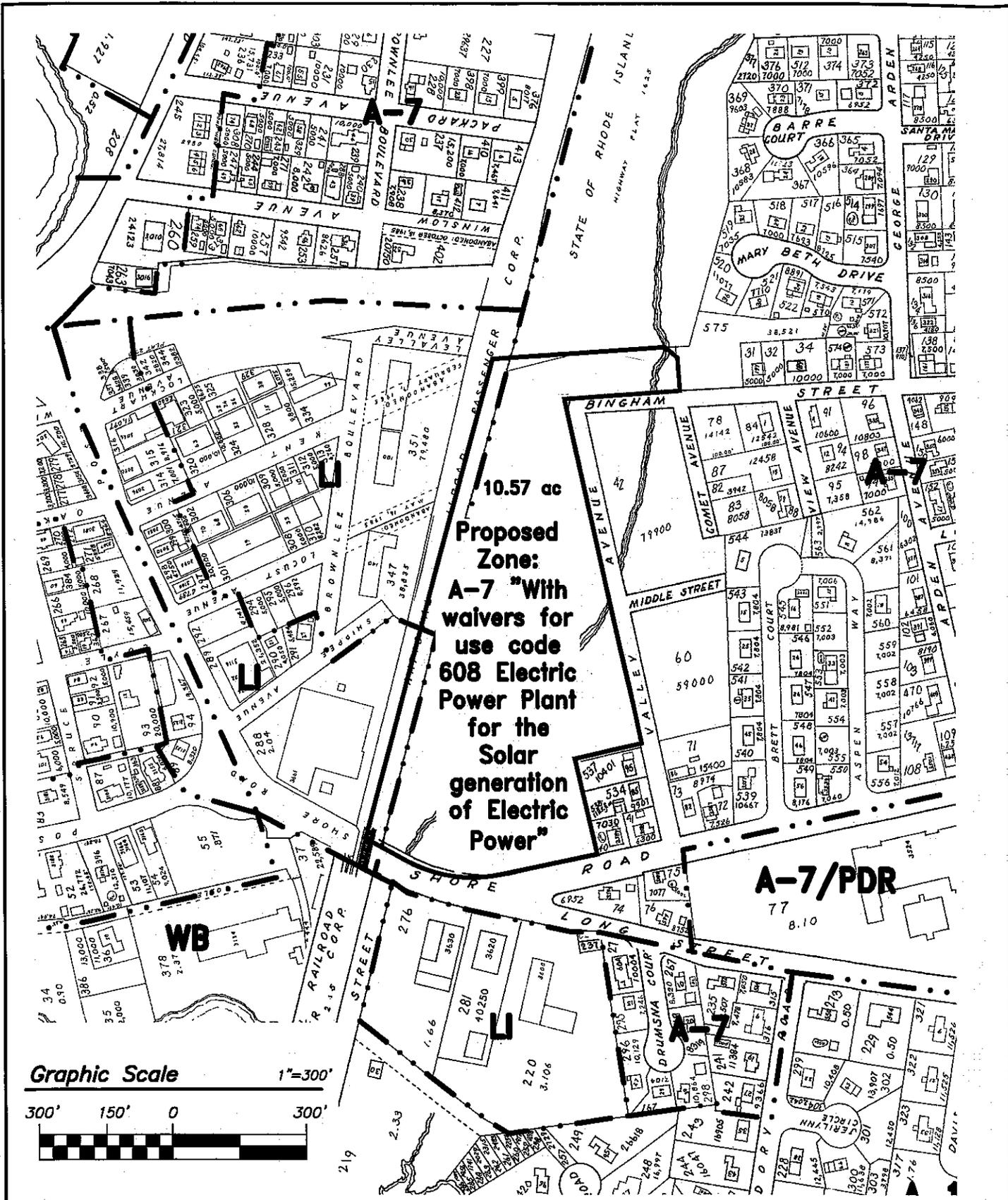
PROJECT NO. 16118.00

DATE: August 23, 2016



PARE CORPORATION
 ENGINEERS - SCIENTISTS - PLANNERS
 8 BLACKSTONE VALLEY PLACE
 LINCOLN, RI 02865
 401-334-4100

West Shore Road Solar Park
Existing Conditions
 A.P. 346 LOTS 23, 38 & 39
 Warwick, Rhode Island



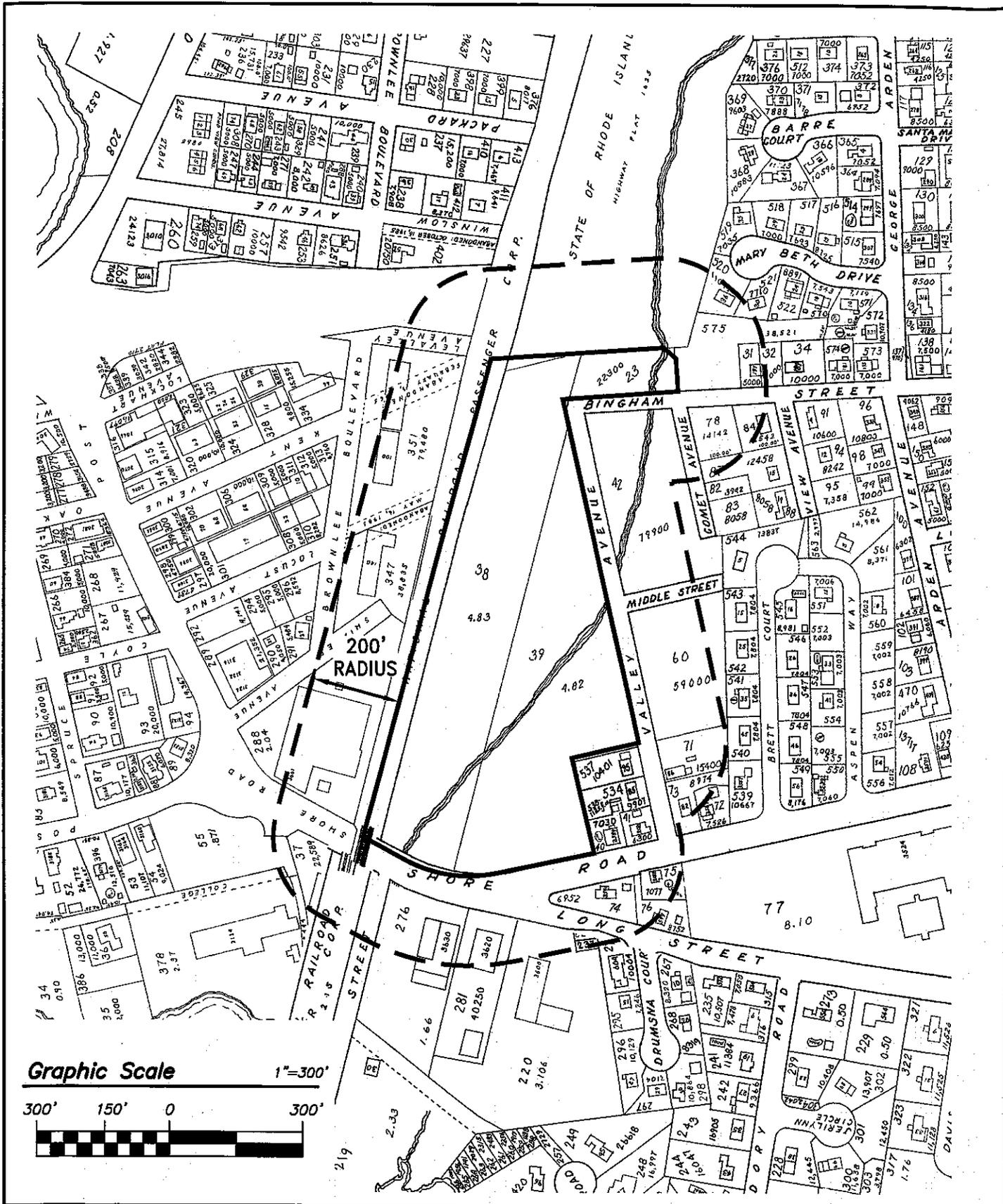
PROJECT NO. 16118.00

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PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

West Shore Road Solar Park
Proposed Conditions
A.P. 346 LOTS 23, 38 & 39
Warwick, Rhode Island



PROJECT NO. 16118.00

DATE: August 23, 2016



PARE CORPORATION
 ENGINEERS - SCIENTISTS - PLANNERS
 8 BLACKSTONE VALLEY PLACE
 LINCOLN, RI 02865
 401-334-4100

West Shore Road Solar Park
200-Foot Radius Map
 A.P. 346 LOTS 23, 38 & 39
 Warwick, Rhode Island

200-FOOT ABUTTER'S LIST FOR WEST SHORE ROAD SOLAR PARK

ASSESSOR'S PLAT NO. 346 / LOT NO. 23, 38, & 39
 WEST SHORE ROAD
 WARWICK, RI 02886
 PARE Project No. 16118.00
 Date: June 1, 2016

Parcel Address	Plat	Lot	Owner Name	Owner Address
3666 WEST SHORE RD	245	37	WHEELOCK REALTY LLC	1925 PAWTUCKET AVE EAST PROVIDENCE , RI 02914
3661 WEST SHORE RD	245	288	MACKIE, STEPHEN	681 SMITH ST PROVIDENCE , RI 02908
140 BROWNLEE BLVD	245	347	BRAGGER A & M INC	110 BROWNLEE BLVD WARWICK , RI 02886
110 BROWNLEE BLVD	245	351	A & M BRAGGER INC	110 BROWNLEE BLVD WARWICK , RI 02886
197 BINGHAM ST	346	31	BERNIER, ROBERT W	197 BINGHAM ST WARWICK , RI 02886
BINGHAM ST	346	32	BERNIER, ROBERT W	197 BINGHAM ST WARWICK , RI 02886
3589 WEST SHORE RD	346	40	LAPROCINA, STEVEN	3589 WEST SHORE RD WARWICK , RI 02886
3585 WEST SHORE RD	346	41	DESCHENES, TIMOTHY W	175 OAK TREE AVE WARWICK , RI 02886
BINGHAM ST	346	42	MANCINI, RAYMOND T	P O BOX 1437 COVENTRY , RI 02816
VALLEY AVE	346	60	MANCINI, RAYMOND T	P O BOX 1437 COVENTRY , RI 02816
86 VALLEY AVE	346	71	SHEPEARD, ROBIN	86 VALLEY AVE WARWICK , RI 02886
3567 WEST SHORE RD	346	72	HOBBS, JOHN C	3469 WEST SHORE RD WARWICK , RI 02886
82 VALLEY AVE	346	73	DOBSON FRANCIS J REVOCABLE LIVING TRUST	82 VALLEY AVE WARWICK, RI 02886
3590 WEST SHORE RD	346	74	BELL, DANIEL S	3590 WEST SHORE RD WARWICK , RI 02886
3582 WEST SHORE RD	346	75	YERKES, JEFFREY A	3582 WEST SHORE RD WARWICK , RI 02886
599 LONG ST	346	76	CROSSLEY, DOUGLAS R	599 LONG ST WARWICK , RI 02886
BINGHAM ST	346	78	KELLEY, CAROL A	1 VIEW AVE WARWICK , RI 02886
1 VIEW AVE	346	84	KELLEY, CAROL A	1 VIEW AVE WARWICK , RI 02886
15 VIEW AVE	346	87	FERREIRA, DAVID O	15 VIEW AVE WARWICK, RI 02886
36 MARY BETH DR	346	520	HAMILTON, RUTH E	36 MARY BETH DR WARWICK , RI 02886
30 MARY BETH DR	346	521	COUTU, JANE F	30 MARY BETH DR WARWICK , RI 02886
85 VALLEY AVE	346	534	FRY, BRIAN S JR	85 VALLEY AVE WARWICK , RI 02886

ASSESSOR'S PLAT NO. 346 / LOT NO. 23, 38, & 39

WEST SHORE ROAD

WARWICK, RI 02886

PARE Project No. 16118.00

Date: June 1, 2016

Parcel Address	Plat	Lot	Owner Name	Owner Address
95 VALLEY AVE	346	537	FREEMAN, KELLY J	95 VALLEY AVE WARWICK, RI 02886
45 BRETT CT	346	540	REGELMANN, CAROLYN F	45 BRETT CT WARWICK, RI 02886
BINGHAM ST	346	575	DEBLOIS, ROBERT E JR	109 AIRPORT RD WARWICK, RI 02889
3600 WEST SHORE RD	365	220	M & K COOLIT LLC	3600 WEST SHORE RD WARWICK, RI 02886
7 DRUMSNA CT	365	272	NGO, HIEP	7 DRUMSNA COURT WARWICK, RI 02886
3630 WEST SHORE RD	365	276	HAMEL, RENE R	39 HARVEST AVE COVENTRY, RI 02816
3618 WEST SHORE RD	365	281	PULLANO, ERNEST G	850 WELLINGTON AVE CRANSTON, RI 02910

William DePasquale, Jr., AICP
Planning Director



AUG 25 2016
WARWICK CITY CLERK
Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM
West Shore Road Solar Park

TO: Honorable Donna Travis, Council President
Warwick City Council Members
Judy Wild, City Clerk

FROM: William J. DePasquale, Jr. AICP 
Administrative Officer
Planning Director

DATE: August 25, 2016

SUBJECT: Planning Board Recommendation, Request for a Zone Change
To allow for an Electric Power Plant (Use Code 608),
For the Solar Generation of Electric Power within a Residential Zone.
Assessor's Plat 346, Assessor's Lots 23, 38 and 39

APPLICANTS: Raymond T. Mancini, Property Owner
Southern Sky Renewable Energy RI, LLC, Applicant

ZONING DISTRICT: Residential, A-7

PROPOSED ZONE: Residential, A-7, with waivers for Use Code 608, Electric Power Plant (limited to the solar generation of power), and dimensional waivers from Warwick Zoning Ordinance, Section 504 for less-than-required wetland setback, Section 300, Table 2A for less-than-required front and rear setback from Valley Street (an unimproved City street), and Section 505.1 for less-than-required landscape buffer along the frontage of the unimproved City streets, Valley Avenue and Bingham Street.

LAND AREA: 10.57 +/- acres

BACKGROUND

The Applicant is requesting City Council approval for a modification to the existing zoning on the site (Residential A-7), to allow for Use Code 608. Electric Power Plant, for solar generation of electric power use only, and dimensional waivers from Warwick Zoning Ordinance Section 504 for less-than-required wetland setback, Section 300, Table 2A for less-than-required front and rear setback from Valley Street (an unimproved City street), and Section 505.1 for less-than-required landscape buffer along the frontage of the unimproved City streets, Valley Avenue and Bingham Street.

The proposed development is sited on three (3) Assessor's Lots, with a combined area of approximately 10.57+/- acres. The Applicant is proposing to merge the three (3) existing lots, to create one (1) lot for the development of a .9+/- MW solar park for the generation of electric power. The proposed solar park will consist of approximately 42 rows of photovoltaic modules (solar panels), associated site improvements, and electrical utility connections. The site is located on the north side of West Shore Road and is bounded by the Amtrak Rail line to the west, residential properties to the east, and commercial properties to the south. The project site is currently undeveloped, with topography that descends toward a wetlands area and a stream that bisects the property (east/west) and flows off-site through a culvert under West Shore Road to the south. The parcel is within a Residential A-7 zone.

Access to the development will be provided by two (2), gravel driveways that extend from two (2) exiting curb cuts on West Shore Road. The proposed gravel drives are twelve feet (12') wide to minimize disturbance within the perimeter wetland areas, while providing sufficient access for maintenance vehicles and fire apparatus. The site will be accessed for routine maintenance approximately twice a year, and in case of emergency.

FINDINGS OF THE BOARD

At the July 27, 2016 meeting of the Warwick Planning Board, this project received Master Plan Approval (copy attached).

The Planning Board found the proposed zoning amendment to be generally consistent with Article 1 "Purposes and General Statements of the City's Development Review Regulations, and:

1. That the proposal is generally consistent with the City of Warwick, Comprehensive Plan 2033, (Comprehensive Plan), Part V, Sustainable Systems which calls for regulations to support renewable energy installations; and to choose sustainable materials, methods and practices, when possible.
2. That Part V, Sustainable Systems, states that "*access to affordable, clean energy is critical to the City and its residents. Energy use, cost and conservation are integrally tied to many of the traditional elements of the Comprehensive Plan, including housing, transportation, economic development, community services, and natural resources...Energy conservation and efficiency are cost effective and reduce air pollution and negative impacts on other natural resources. Techniques for promoting energy demand reduction and efficiency include....the use of renewable and alternative energy sources.*"

3. That Goal 1, of Part V, Sustainable Systems states that the City shall implement practices to conserve energy and use renewable energy.
4. That the following municipal Department Heads, City Commissions or their designated staff, have reviewed the proposal and have no objections: Public Works/Engineering, Sewer, Building, Water, Fire, Tax Assessor, Land Trust, Conservation Commission, Harbor Commission, Cemetery Commission, and Historic District Commission.

The Planning Board also found the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

- 103.1 Promote the public health, safety and general welfare of the City.
- 103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.
- 103.3 Provides for orderly growth and development, which recognizes:
 - A.) The goals and patterns of land use contained in the Comprehensive Plan of the City of Warwick.
 - E.) The availability and capacity of existing and planned public and/or private services and facilities;
 - F.) The use of innovative development regulations and techniques.
- 103.10 Promote a high level of quality in design in the development of private and public facilities.
- 103.11 Promote the implementation of the Warwick Comprehensive community plan, as amended.

PLANNING BOARD RECOMMENDATION

On a motion made by Ms. Stenhouse, and seconded by Mr. Desmarais, the Planning Board voted seven (7) in favor, with none opposed, to forward a favorable recommendation to the Warwick City Council for the requested change, from Residential A-7, to Residential A-7 with waivers for Use Code 608. Electric Power Plant (limited to the solar generation of power), and dimensional waivers from Warwick Zoning Ordinance, Section 504 for less than required wetland setback, Section 300, Table 2A for less than required front and rear yard setback from Valley Street (an unimproved City street), and Section 505.1 for less than required landscape buffer along the frontage of the unimproved City streets, Valley Avenue and Bingham Street, with the following stipulations:

1. That the allowed use shall be restricted to the solar generation of electric power.

2. That the solar park shall be maintained on a regular basis by the owner/operator and shall be cleared of debris, weeds, trash, etc. Maintenance shall include, but not be limited to, painting, structural repairs and maintaining the integrity of fencing. The equipment shall be maintained in good repair and working order. Malfunctioning or inoperable equipment shall be removed from the property immediately and disposed of in accordance with all applicable federal, state, and local regulations.
3. That, a sign shall be posted on the facility and shall display the name of the owner and or operator of the facility and provide a twenty-four (24) hour emergency contact number.
4. That the solar park shall not be used for the display of any advertising.
5. That the Applicant shall utilize measures that minimize impacts on neighboring properties to the maximum extent possible. To this end, the Applicant shall submit to the Administrative Officer to the Planning Board, a detailed report of the proposed operational characteristics of the solar park (and inverters), including key features concerning the means and methods planned to minimize or avoid off-premises impacts to the adjoining residential uses. In addition to addressing noise concerns, the report shall include security provisions to prevent unauthorized access, emergency access provisions, security lighting, and any proposed identification signage.
6. That the proposed transformers/inverters for the solar farm shall maintain a noise level at or below 55dB, and there shall be no greater than a 3dB change in amplitude (the minimum audible difference perceptible to the average person) measured along the entire eastern property line which abuts the existing residential properties (Valley Avenue, Brett Court, West Shore Road, and Bingham Street). The Applicant is responsible to fund and submit a *noise study*, conducted by an environmental professional, measuring pre-background sound with the post construction as-built conditions that illustrate adherence with this stipulation. Said study shall be submitted to the Building Inspector and Administrative Officer to the Planning Board within 90 days of the solar park becoming operational.
7. That, in order to demonstrate that the proposed solar park will not result in an ocular impact that compromises the safety of the air transportation system, the Applicant shall submit a Glare Analysis, which utilizes the Solar Glare Hazard Analysis Tool (SGHAT) to model potential glare from the project site to ensure the location will not create glare for departing and approaching aircraft from the Runway 5-23's existing end and proposed end. The modeling results shall be assessed relative to the FAA's ocular hazard standards as described in its Interim Policy for Solar Projects on Airports, and shall be submitted to both the FAA and RIAC. Written confirmation of "no objection" from both the FAA and RIAC shall be submitted, prior to Preliminary Approval.
(<https://www.federalregister.gov/articles/2013/10/23/2013-24729/interim-policy-faa-review-of-solar-energy-system-projects-on-federally-obligated-airports>)
8. That the clearing of natural vegetation shall be strictly limited to what is necessary for the construction, optimal operation, and maintenance of the solar park.

9. That the Applicant shall install decorative aluminum fencing along the West Shore Road frontage, and indicate this on the Project's Landscape Plan. The color and style shall be approved by the Administrative Officer prior to Final Approval of the Major Land Development Project
10. That at the abandonment of the use of this solar park, all equipment shall be removed from the site, no more than six months after the date of discontinued operations. The owner/operator shall notify the building official of the proposed date of discontinued operation and plans for removal. At a minimum, decommissioning shall consist of: removal of all solar park related structures, equipment, security barriers, and transmission lines from the site; disposal of all solid and hazardous waste in accordance with applicable disposal regulations; and stabilization and revegetation of the site as necessary to prevent erosion and restore the natural habitat.
11. That the Applicant shall post a bond, in an amount to be determined by the Administrative Officer, to provide a guarantee that the facility will be promptly removed after it reaches the end of its useful life.
12. That there shall be strict compliance with the Final Plan, as approved by the Planning Board. Any changes to said plan shall require review by the Planning Board or Administrative Officer to the Board, and any other authority as determined to be necessary.

William DePasquale, Jr., AICP
 Planning Director



Scott Avedisian
 Mayor

CITY OF WARWICK

Planning Department
 3275 Post Road, Annex; Warwick, RI 02886
 Tel. (401) 738-2000 Ext. 6289
 T.D.D. (401) 739-9150

August 15, 2016

Southern Sky Renewable Energy RI, LLC
 117 Metro Center Boulevard #2007
 Warwick, RI 02886

Raymond T. Mancini
 c/o Louis DiDonato
 119 Hopkins Hill Road
 West Greenwich, RI 02817

RE: Assessor's Plat 346
 Assessor's Lots 23, 38 and 39
 West Shore Road

Dear Applicant:

The following is the decision on your application for Master Plan Approval of a Major Land Development Project/Subdivision, heard by the Warwick Planning Board at the regularly scheduled meeting held on July 27, 2016. The proposed development consists of a .9+/- MW solar park for the generation of electric power, with approximately 42 rows of photovoltaic modules (solar panels), associated site improvements, and electrical utility connections. The proposal also includes a request for a recommendation to the City Council to modify the existing zoning to allow for Use Code 608, Electric Power Plant, for solar generation of electric power use only, and dimensional waivers from Warwick Zoning Ordinance Section 504 for less than required wetland setback; Section 300, Table 2A for less than required front and rear setback from Valley Street (an unimproved City street); and Section 505.1 for less than required landscape buffer.

The proposed development is sited on three (3) Assessor's Lots, with a combined area of approximately 10.57+/- acres, which will be merged to create one (1) lot for the development. The site is located on the north side of West Shore Road and is bound by the Amtrak Rail line to the west, residential properties to the east, and commercial properties to the south. The project

site is currently undeveloped, with topography that descends toward a wetlands area and a stream that bisects the property (east/west) and flows off-site through a culvert under West Shore Road to the south. The parcel is within a Residential A-7 zone.

After completion of the public informational meeting, for which a record was kept, the Warwick Planning Board taking into consideration its knowledge and expertise and after considering all of the representations and presentations made at the public informational meeting, found this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and made the following findings of fact:

1. That the proposal is generally consistent with the City of Warwick, Comprehensive Plan 2033, (Comprehensive Plan), Part V, Sustainable Systems which calls for regulations to support renewable energy installations; and to choose sustainable materials, methods and practices, when possible.

That Part V, Sustainable Systems, states that "access to affordable, clean energy is critical to the City and its residents. Energy use, cost and conservation are integrally tied to many of the traditional elements of the Comprehensive Plan, including housing, transportation, economic development, community services, and natural resources...Energy conservation and efficiency are cost effective and reduce air pollution and negative impacts on other natural resources. Techniques for promoting energy demand reduction and efficiency include...the use of renewable and alternative energy sources."

That Goal 1, of Part V, Sustainable Systems states that the City shall implement practices to conserve energy and use renewable energy.

2. That the subject parcel fronts on West Shore Road, and on the unimproved portions Valley Avenue, and Bingham Street, and is identified as Assessor's Plat: 346 Assessor's Lots: 23, 38 and 39. The development area is zoned Residential A-7.
3. That Use Code 608, Electric Power Plant, is not an allowable use within a Residential zone.
4. That the proposal is not in compliance with the standards and provisions of the City's Zoning Ordinance therefore requiring City Council approval for the use, an electric power plant for the solar generation of electricity, in a residential zone, and waivers from Warwick Zoning Ordinance Section 504 for less than required wetland setback, Section 300, Table 2A for less than required front and rear setback from Valley Street (an unimproved City street), and Section 505.1 for less than required landscape buffer along the frontage of the unimproved streets, Valley Avenue and Bingham Street.
5. That the parcel is currently undeveloped and is located on the north side of West Shore Road; it is bounded by the Amtrak Rail line to the west, residential properties to the east, and commercial properties to the south.

6. 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.
7. That the Master Plan indicates a wetlands area on the site, therefore the proposal requires approval from the Rhode Island Department of Environmental Management (RIDEM). There are no indications of significant negative environmental impacts from the proposed development at the Master Plan phase.
8. That the proposed development possesses access to a public street, West Shore Road. The Applicant is proposing to utilize the two (2) existing curb cuts for ingress/egress.
9. That water is available to the site should the Applicant decide to add this utility.
10. That there are no sewers associated with the proposed site, and currently no sewer service available. There is no sewer access proposed or required for this use.

Based on the foregoing findings of fact, on a motion by Ms. Stenhouse, seconded by Mr. Horowitz, the Warwick Planning Board voted unanimously to grant Master Plan approval, with the following stipulations:

1. That the all plans shall comply with Section 3.02C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective November 25, 2015.
2. That the parcel shall receive City Council approval for the use (Electric Power Plant for the solar generation of electricity within a residential zone) and waivers for Warwick Zoning Ordinance Section 504 for less-than-required wetland setback; Section 300, Table 2A for less-than-required front and rear setback from Valley Street (an unimproved City street); and Section 505.1 for less-than- required landscape buffer along the frontage of the unimproved City streets, Valley Avenue and Bingham Street.
3. That, prior to Final Approval, the Property Owner shall merge Assessor's Plat 346, Assessor's Lots 23, 38 and 39, and record a subdivision as per The City of Warwick's Development Review Regulations. This plan shall include a Record Plat name and Record Lot designations.
4. That all survey monumentation shall be set prior to the recording of the Final subdivision plan.
5. That a Storm Water Management Plan shall be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, and designed to demonstrate a zero-net runoff from the proposed development.
6. That the Project Engineer shall meet with the City of Warwick Department of Public Works (DPW) Engineering staff to review the proposed drainage system prior to

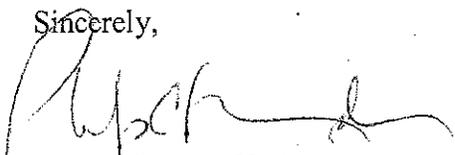
submission to Rhode Island Department of Environmental Management (RIDEM) or Rhode Island Department of Transportation (RIDOT).

7. That the Operation and Maintenance Plan for the proposed stormwater collection system shall be included in the Preliminary submission.
8. That all necessary state permits, including, but not limited to RIDEM, and RIDOT Physical Alteration Permit (PAP), shall be obtained prior to submission to the Planning Board for Preliminary approval.
9. That, prior to development of the Preliminary Plan, the Applicant shall consult with Public Archaeology Lab (PAL) regarding survey work previously conducted in the vicinity of the site, as per the recommendation of Rhode Island Historic Preservation and Heritage Commission (RIHP&HC).
10. That, prior to Preliminary approval, the Applicant shall obtain a Determination of No Hazard to Air Navigation from the Federal Aviation Administration (FAA) for the proposed development.
11. That, in order to demonstrate that the proposed solar park will not result in an ocular impact that compromises the safety of the air transportation system, the Applicant shall submit a Glare Analysis, which utilizes the Solar Glare Hazard Analysis Tool (SGHAT) to model potential glare from the project site to ensure the location will not create glare for departing and approaching aircraft from the Runway 5-23's existing end and proposed end. The modeling results shall be assessed relative to the FAA's ocular hazard standards as described in its Interim Policy for Solar Projects on Airports, (<https://www.federalregister.gov/articles/2013/10/23/2013-24729/interim-policy-faa-review-of-solar-energy-system-projects-on-federally-obligated-airports>) and shall be submitted to both the FAA and RIAC. Written confirmation of "no objection" from both the FAA and RIAC shall be submitted, prior to Preliminary Approval.
12. That the parcel abuts the Amtrak rail corridor to the west. In order to verify that the solar installation will have no adverse effect, that, prior to Preliminary approval, the Applicant shall notify Amtrak of the proposal, and present verification from the rail authority indicating no adverse effect.
13. That the proposed transformers/inverters for the solar farm shall maintain a noise level at or below 55dB and there shall be no greater than a 3dB change in amplitude (the minimum audible difference perceptible to the average person) measured along the entire eastern property line which abuts the existing residential properties (Valley Avenue, Brett Court, West Shore Road, and Bingham Street). The Applicant is responsible to fund and submit a *noise study*, conducted by an environmental professional, measuring pre-background sound with the post construction as-built conditions that illustrate adherence with this stipulation. Said study shall be submitted to the Building Inspector and Administrative Officer to the Planning Board within 90 days of the solar park becoming operational.

14. That the Preliminary submittal shall include a Landscape Plan, prepared and stamped by a registered Rhode Island Landscape Architect. The Landscape Architect shall contact the Planning Department prior to beginning the design process. Said plan shall be subject to approval by the Administrative Officer and provide, at a minimum, substantial screening along West Shore Road, and within the parcel for the neighboring residential properties.
15. That the Applicant shall replace the proposed chain link fencing along the West Shore Road frontage, with decorative aluminum fencing, and indicate this on the Landscape Plan. The color and style shall be approved by the Administrative Officer, prior to Final Approval.
16. That the solar park shall be maintained on a regular basis by the owner/operator and shall be cleared of debris, weeds, trash, etc. Maintenance shall include, but not be limited to, painting, structural repairs and maintaining the integrity of fencing. The equipment shall be maintained in good repair and working order. Malfunctioning or inoperable equipment shall be removed from the property immediately and disposed of in accordance with all applicable federal, state, and local regulations.
17. That, a sign shall be posted on the facility and shall display the name of the owner and operator of the facility and provide a twenty-four (24) hour emergency contact number.
18. That the solar park shall not be used for displaying any advertising.
19. That the Applicant shall utilize measures that minimize impacts on neighboring properties to the maximum extent possible. To this end, the Applicant shall submit a detailed report of the proposed operational characteristics of the solar park, including key features of the inverters (overall size, height and noise level which shall be limited to 55 dBs); and concerning the means and methods planned to minimize or avoid off-premises impacts to the adjoining residential uses. In addition to addressing noise concerns, the report shall include security provisions to prevent unauthorized access, emergency access provisions, security lighting, and details of any proposed identification signage.
20. That the clearing of natural vegetation shall be strictly limited to what is necessary for the construction, optimal operation, and maintenance of the solar park. The Applicant shall submit an Existing Condition site plan, indicating the areas of vegetation to be cleared.
21. That at the abandonment of the use of this solar park, all equipment shall be removed from the site, no more than six months after the date of discontinued operations. The owner/operator shall notify the building official of the proposed date of discontinued operation and plans for removal. At a minimum, decommissioning shall consist of: removal of all solar park related structures, equipment, security barriers, and transmission lines from the site; disposal of all solid and hazardous waste in accordance with applicable disposal regulations; and stabilization and revegetation of the site as necessary to prevent erosion and restore the natural habitat.

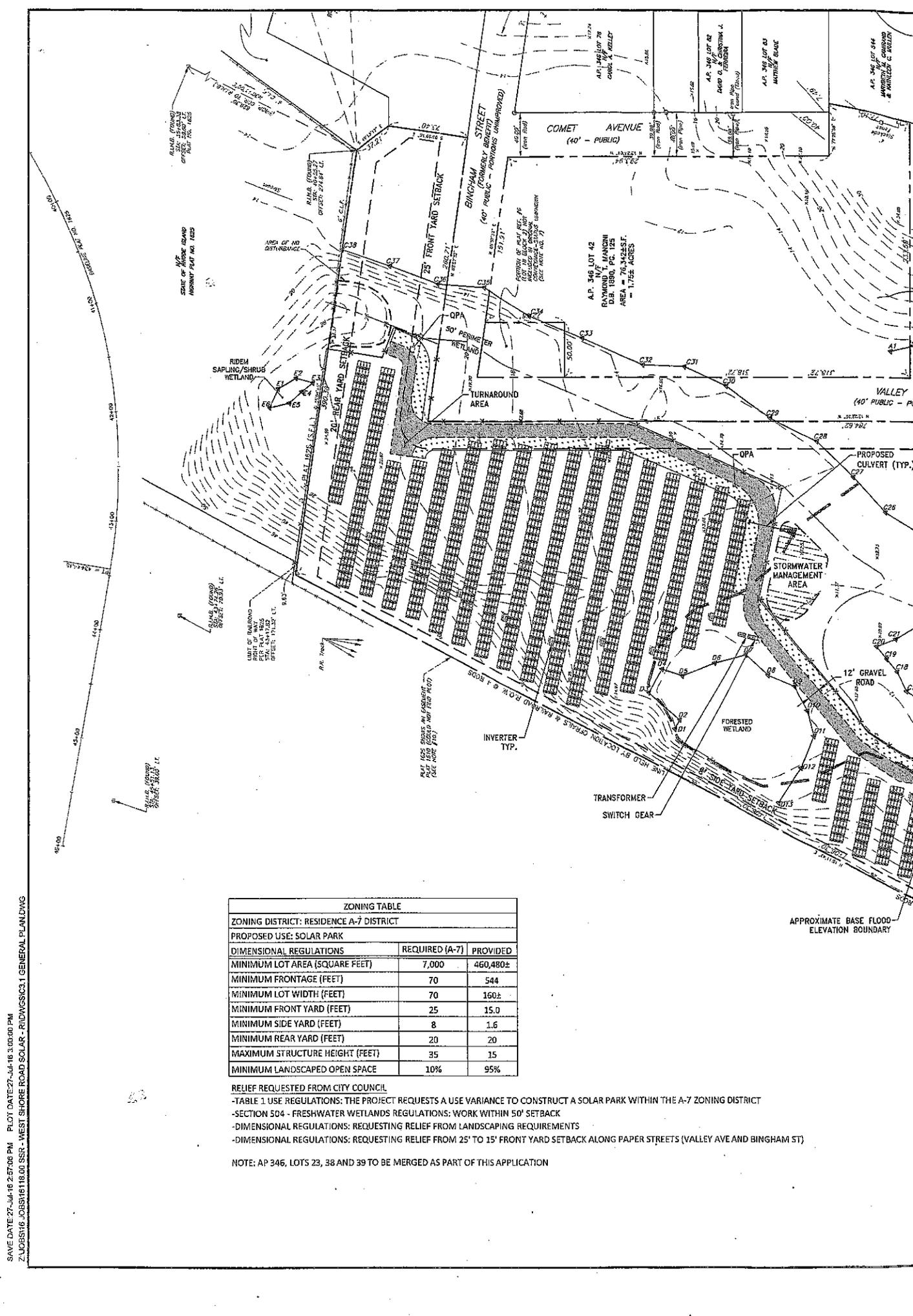
22. That the Applicant shall post a bond, in an amount to be determined by the Administrative Officer, to provide a guarantee that the facility will be promptly removed after it reaches the end of its useful life.

Sincerely,



Philip Slocum, Chair
Warwick Planning Board

RECORDED
AUG 18 2016 09:04
Judy Wild, City Clerk
City of Warwick



ZONING TABLE		
ZONING DISTRICT: RESIDENCE A-7 DISTRICT		
PROPOSED USE: SOLAR PARK		
DIMENSIONAL REGULATIONS	REQUIRED (A-7)	PROVIDED
MINIMUM LOT AREA (SQUARE FEET)	7,000	460,480±
MINIMUM FRONTAGE (FEET)	70	544
MINIMUM LOT WIDTH (FEET)	70	160±
MINIMUM FRONT YARD (FEET)	25	15.0
MINIMUM SIDE YARD (FEET)	8	1.6
MINIMUM REAR YARD (FEET)	20	20
MAXIMUM STRUCTURE HEIGHT (FEET)	35	15
MINIMUM LANDSCAPED OPEN SPACE	10%	95%

RELIEF REQUESTED FROM CITY COUNCIL
 -TABLE 1 USE REGULATIONS: THE PROJECT REQUESTS A USE VARIANCE TO CONSTRUCT A SOLAR PARK WITHIN THE A-7 ZONING DISTRICT
 -SECTION 504 - FRESHWATER WETLANDS REGULATIONS: WORK WITHIN 50' SETBACK
 -DIMENSIONAL REGULATIONS: REQUESTING RELIEF FROM LANDSCAPING REQUIREMENTS
 -DIMENSIONAL REGULATIONS: REQUESTING RELIEF FROM 25' TO 15' FRONT YARD SETBACK ALONG PAPER STREETS (VALLEY AVE AND BINGHAM ST)

NOTE: AP 346, LOTS 23, 38 AND 39 TO BE MERGED AS PART OF THIS APPLICATION

SAVE DATE: 27-Jul-16 2:57:06 PM PLOT DATE: 27-Jul-16 3:00:00 PM
 Z:\105516_105516118.00_SSR - WEST SHORE ROAD SOLAR - RVDWSSIC31_GENERAL PLAN.DWG

DAVID PICOZZI
DIRECTOR OF PUBLIC WORKS



SCOTT AVEDISIAN
MAYOR

CITY OF WARWICK
DEPARTMENT OF PUBLIC WORKS
925 SANDY LANE • WARWICK, RHODE ISLAND 02889
TEL (401) 738-2000 EXT 6500 • FAX (401) 732-5208
T.D.D. (401) 739-9150

TO: William DePasquale, Director of Planning
FROM: Eric Hindinger - DPW Engineering
DATE: 11 July 2016
RE: Solar Park #2 -- West Shore Road (WDPW No. 16-050)
West Shore Road
Master Plan -- Major Land Development
AP 346 / Lots 23, 38 & 39

This office has reviewed the Master Plan submission for the Major Land Development for the referenced project and finds that the submission substantially conforms to the DPW's requirements. However, the following comments/recommendations should be incorporated into future submissions:

1. All plans submitted must comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island Effective Date: November 25, 2015". All survey monumentation must be set prior to recording of the Final Subdivision Plan.
2. The design for the Stormwater Collection system must meet the requirements of the Rhode Island Stormwater Design and Installation Standards Manual, December 2010. Design Engineer must meet with the City of Warwick DPW Engineering Staff to review the proposed drainage system prior to submission to RI DEM or RI DOT.
3. The Operation and Maintenance Plan for the proposed stormwater collection system must be included in the Preliminary submission to the Planning Department.
4. All state permits, including but not limited to RI DEM and RI DOT Physical Alteration Permit, must be obtained prior to Preliminary Plan submission.

Please call me @ 738-2000 x6537 if you have any questions regarding this memorandum.

Note that these comments are from the Engineering Division of the Department of Public Works. Other City Departments may have comments referring to this submission. Please check with the necessary agencies to ensure that all required elements have been satisfied prior to proceeding further. The DPW reserves the right to revise or revoke our comments or opinions in the event that subsequent examination reveals any data indicated on any plan, form, sketch, etc. to be incorrect or additional information is introduced that necessitates revisions.

CC: Eric Earls, City Engineer
Marcus Channell, City Surveyor
Lidia Cruz Abreu, Planning Department

Janine Burke-Wells
Executive Director



Scott Avedisian
Mayor

Warwick Sewer Authority
125 Arthur W. Devine Boulevard
Warwick, RI 02886
Voice: (401) 739-4949 • Fax: (401) 739-1414

To: William DePasquale, Director of Planning
From: Janine Burke-Wells, Executive Director
Subject: Plan Review
Plat 346 Lots 23, 38, 39: West Shore Solar Park
Date: June 16, 2016

The Warwick Sewer Authority (WSA) has reviewed information presented to us for the above referenced plat(s) and lot(s) and has the following comment(s) to offer:

Collection System

1. There are no sewers associated with the proposed project site.
2. The project has no impact on WSA infrastructure.
3. No additional comment at this time.

Industrial/Commercial Pretreatment Program

1. The Industrial Pretreatment Division has reviewed the plans for West Shore Solar Park and finds them generally acceptable.

Billing

1. There are no sewer assessments associated with the plat/lots.

The WSA reserves the right to revise or revoke our comments or opinions in the event that subsequent examination reveals any data indicated on any plan, form, sketch, etc. to be incorrect or additional information is introduced that necessitates revisions.

JBW/ifo

cc: Trish Reynolds, City of Warwick Planning Department
Ed Mathias, WSA IPP Inspector (401/468-4725)
John Hannon, WSA Collection System Program Manager (401/468-4721)
William Miranda, WSA Billing Office Manager (401/468-4701)
Donna Flynn, WSA Billing Specialist (401/468-4710)

SCOTT AVEDISIAN
MAYOR



ALFRED T. DeCORTE
DIRECTOR & BUILDING OFFICIAL

CITY OF WARWICK
BUILDING DEPARTMENT

3275 POST ROAD • WARWICK, RHODE ISLAND • 02886-7152
Tel (401) 738-2000 (EXT. 6300 or 6314) • Fax (401) 732-5071

MEMORANDUM

To: Trish Reynolds, Senior Planner

From: William D. Carosi, Plan Reviewer/Alternate Building Official
Building Department

Date: June 8, 2016

Subject: Review/Comments to Planning Board

Project: **Major Land Development Project / Master Plan Approval**
Administrative Subdivision and Recommendation for Zone Change
Assessor's Plat 346, Lots 23, 38 & 39
~~Kilvert Street~~ WEST SHORE RD

Shall comply with all applicable local, State and Federal regulations.

This office reserves the right to comment in the future.

Please indicate Flood zone.

MEMO

To: Trish Reynolds, Senior Planner
From: Daniel O'Rourke, Chief of Water Division
Date: June 8, 2016
Re: Solar Park



I have reviewed the proposed plan and wish to state water is available to both properties should the applicant decide to add this utility.

If you have any questions, please contact me at extension 6604.



Peter J. Marietti III
Fire Marshal
Bureau of Fire Prevention

Memo

To Trish Reynolds, Business Development Planner
From Peter J. Marietti III, Fire Marshal
Date June 16, 2016
Re Major Land Development Project/Master Plan Approval/Administrative
Subdivision and Recommendation for a Zone Change; Assessor's Plat 346, Lots 23,38 & 39
West Shore Road

No objections at this time.



The following minimum requirements must be provided regarding streets, roadways, turning and parking in proposed private developments and complexes:

- An adequate number of fire hydrants spaced 300 Ft. apart and providing a minimum of 1000 GPM. Sprinklered buildings require a hydrant within 100 Ft. of the Fire Department Connection (FDC).
- All two way travel lanes to have a minimum of 24 Ft. of unobstructed width and an unobstructed vertical clearance of 13'6" to allow for unimpeded access by fire apparatus.
- All corners shall be negotiable by vehicles having an outer tire turning radius of 50 Ft., Left or Right.
- Dead-end roads longer than 150 Ft. must provide turning capabilities for fire apparatus per NFPA 1 (RIFC), 2012 Edition.

Notes: SEE ATTACHED PAGE 2

There shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.

111 Veterans Memorial Drive
Warwick, RI 02886
Tel. 401-468-4050
Fax 401-468-4051



*Peter J. Marietti III
Fire Marshal
Bureau of Fire Prevention*

The proposed development outlined in PARE Project No. 16118.00 - MASTER PLAN NARRATIVE FOR WEST SHORE ROAD SOLAR PARK submitted on June 6, 2016 has been reviewed and approved with the following conditions as outlined in the report:

- Two (2) proposed 12' gravel access drives from West Shore Road
- Electrical equipment areas and turnaround areas will be provided for maintenance vehicles and fire apparatus for both access drives
- A 8' high chain link fence is proposed with gated access from West Shore Road
- An Access Box (Knox or similar) will be coordinated with the Local Fire Department AHJ

The following conditions/proposals require additional information:

- Disturbed ground surface areas located between and below proposed panels will be loamed and seeded with a low maintenance grass - Type of grass? Average height for the average grow season and at what height will it be a risk of ignition from the electrical system proposed? May require additional cuttings during the grow seasons.

- a) Does the proposal meet NFPA 1:11.12.3.2* - Noncombustible Base. A gravel base or other noncombustible base acceptable to the AHJ shall be installed and maintained under and around the installation.

A.11.12.3.2 - Though dirt with minor growth is not considered noncombustible, the AHJ might approve dirt bases as long as any growth is maintained under and around the installation to reduce the risk of ignition from the electrical system. This could be a serious consideration for large ground-mounted photovoltaic systems. Not only should the base be considered under the systems, but also around the systems to the point that the risk of fire from growth or other ignition sources will be reduced.

- Before issuance of any permits for the project, the Warwick Fire Department will review all plans for compliance with all life safety codes and issues as outlined in NFPA 1 - FIRE CODE, 2012 Edition and NFPA 70 - National Electrical Code, 2011 edition: ARTICLE 690 - Solar Photovoltaic (PV) Systems and ARTICLE 490 - Equipment, Over 600 Volts, Nominal .

There shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.

111 Veterans Memorial Drive
Warwick, RI 02886
Tel. 401-468-4050
Fax 401-468-4051

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Chairperson, Historic District Commission

FROM: Trish Reynolds, Senior Planner

DATE: August 25, 2016

SUBJECT: West Shore Road Solar Park, Zone Change
Tax Assessor's Plat 346 Lots 23, 38, 39
Kilvert Street Solar Park, Zone Change
Tax Assessor's Plat 278 Lot 146

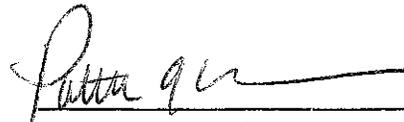
The Applicant, Southern Sky Renewable Energy RI, LLC, is request zone changes with waivers on the two parcels listed above to construct Solar Parks for the solar generation of electricity. Both projects require City Council approval for the use and dimensional waivers.

Comments:

NO COMMENTS OR OBJECTIONS.

7/26/2016

Date



Authorized Representative

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Cemetery Commission

FROM: Trish Reynolds, Senior Planner

DATE: August 29, 2016

SUBJECT: **West Shore Road Solar Park, Zone Change**
Tax Assessor's Plat 346 Lots 23, 38, 39

The Applicant, Southern Sky Renewable Energy RI, LLC, is request zone changes with waivers on the two parcels listed above to construct Solar Parks for the solar generation of electricity. Both projects require City Council approval for the use and dimensional waivers.

Comments:

9/13/16 meeting voted no objection.

9/13/16
Date

Susan W. Cabeceiras
Cemetery Commission/Authorized Representative



CITY OF WARWICK
OFFICE OF THE CITY CLERK
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
TEL.(401) 738-2000, ext. 6214
FAX (401) 732-7640

SCOTT AVEDISIAN
MAYOR

JUDY WILD
CITY CLERK

TO: Kyla Jones - Tax Collector Christopher Celeste - Tax Assessor
Col. Stephen McCartney -Police

FROM: Judy Wild City Clerk

Date: September 12, 2016

Subject: Zone Change Application

Subject: Zone Change West Shore Road

Name of Applicant: Southern Sky Renewable Energy RI, LLC

Plat: 346

Lot: 23, 38 & 39

Address: West Shore Road

Please review and comment on the attached application and return to the Clerk's office no later than **September 16, 2016**. Your comments are required so that the City Council may consider this application on **October 17, 2016**. Should you have "no comment" on the attached plan, you are still required to sign off on this memo with a notation that your department does not have any concerns with the application.

Comments: *no comment*

Date: 9-14-16

Director's signature: *Kyla A Jones*

For use by Tax Assessor/Collector and Planning Director only (if applicable):

Assessed value of property: _____ Annual taxes: _____

Appraised value of property: _____



CITY OF WARWICK
 OFFICE OF THE CITY CLERK
 3275 POST ROAD
 WARWICK, RHODE ISLAND 02886
 TEL. (401) 738-2000, ext. 6214
 FAX (401) 732-7640

SCOTT AVEDISIAN
 MAYOR

JUDY WILD
 CITY CLERK

TO: Kyla Jones - Tax Collector Christopher Celeste - Tax Assessor
 Col. Stephen McCartney -Police

FROM: Judy Wild City Clerk

Date: September 12, 2016

Subject: Zone Change Application

Subject: Zone Change West Shore Road

Name of Applicant: Southern Sky Renewable Energy RI, LLC

Plat: 346
 Lot: 23, 38 & 39
 Address: West Shore Road

Please review and comment on the attached application and return to the Clerk's office no later than **September 16, 2016**. Your comments are required so that the City Council may consider this application on **October 17, 2016**. Should you have "no comment" on the attached plan, you are still required to sign off on this memo with a notation that your department does not have any concerns with the application.

Comments: *NO COMMENT*

Date: *9-14-16*

Director's signature: *[Signature]* CHRISTOPHER CELESTE

For use by Tax Assessor/Collector and Planning Director only (if applicable):

Assessed value of property: _____ Annual taxes: _____

Appraised value of property: _____



CITY OF WARWICK
OFFICE OF THE CITY CLERK
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
TEL. (401) 738-2000, ext. 6214
FAX (401) 732-7640

SCOTT AVEDISIAN
MAYOR

JUDY WILD
CITY CLERK

TO: Kyla Jones - Tax Collector Christopher Celeste - Tax Assessor
Col. Stephen McCartney - Police

FROM: Judy Wild City Clerk

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Address: West Shore Road

Please review and comment on the attached application and return to the Clerk's office no later than **September 16, 2016**. Your comments are required so that the City Council may consider this application on **October 17, 2016**. Should you have "no comment" on the attached plan, you are still required to sign off on this memo with a notation that your department does not have any concerns with the application.

Comments:

NO COMMENT AT THIS TIME. NO WPD
CONCERNS AT THIS TIME.

Date:

9/13/2016

Director's signature:

Col. Stephen M. McCartney

For use by Tax Assessor/Collector and Planning Director only (if applicable):

Assessed value of property: _____ Annual taxes: _____

Appraised value of property: _____

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Harbor Commission
Land Trust

FROM: Trish Reynolds, Senior Planner

DATE: August 29, 2016

SUBJECT: **West Shore Road Solar Park, Zone Change**
Tax Assessor's Plat 346 Lots 23, 38, 39
Kilvert Street Solar Park, Zone Change
Tax Assessor's Plat 278 Lot 146

The Applicant, Southern Sky Renewable Energy RI, LLC, is request zone changes with waivers on the two parcels listed above to construct Solar Parks for the solar generation of electricity. Both projects require City Council approval for the use and dimensional waivers.

Comments:

8-29-16
Date

8-29-16
Date

Susan Cabeceiras
Harbor Commission/Authorized Representative

Susan Cabeceiras
Land Trust/Authorized Representative

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Conservation Commission

FROM: Trish Reynolds, Senior Planner

DATE: August 29, 2016

SUBJECT: West Shore Road Solar Park, Zone Change
Tax Assessor's Plat 346 Lots 23, 38, 39

The Applicant, Southern Sky Renewable Energy RI, LLC, is request zone changes with waivers on the two parcels listed above to construct Solar Parks for the solar generation of electricity. Both projects require City Council approval for the use and dimensional waivers.

Comments: At the September 15, 2016 meeting the Commission voted no objection with recommendation to reevaluate 6' fence for wildlife movement and

9/15/16
Date

Rhonda D. Holt, Chairman
Conservation Commission/Authorized Representative

suggest wildlife Corridor be created to allow wildlife movement.