

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
WHIPPLE METCALF BARNS, LLC 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 General Industrial as a "Lot not for Development" to partially General Industrial with restrictions, conditions and stipulations and partially to General Industrial as a "Lot not for Development".

Lot 146 on Assessor's Plat 278 as said plat appeared in the Tax Assessor's office on December 31, 2015 is hereby changed as follows:

- A. Parcel A, as shown on the attached plat entitled Kilvert Street Solar Park Proposed Conditions, from General Industrial as a "Lot not for Development" to General Industrial to permit use under zoning Use Code 608. Electric Power Plant, for solar generation of electric power only, with a dimensional waiver from Warwick Zoning Ordinance Section 504 for less-than-required wetland setback; and subject to the following restrictions, conditions and stipulations set forth below.
- B. Parcel B, as shown on the attached plat entitled Kilvert Street Solar Park Proposed Conditions, from General Industrial as a "Lot not for Development" to General Industrial as a "Lot not for Development".

The Lot, which includes Parcel A and Parcel B, is set forth in the

1 legal description and on the map attached hereto as Exhibit A.

2
3 The change of zoning is subject to the following conditions and stipulations:

- 4
5 1. That the allowed use on proposed Parcel A, as shown on the Final Recorded Plan as
6 approved by the Planning Board or Administrative Officer, shall be restricted to the solar
7 generation of electric power.
8
9 2. That proposed Parcel B, as shown on the Final Recorded Plan as approved by the Planning
10 Board or Administrative Officer, shall be restricted as a "Lot Not For Development."
11
12 3. That the solar park shall be maintained on a regular basis by the owner/operator and shall be
13 cleared of debris, weeds, trash, etc. Maintenance shall include, but not be limited to, painting,
14 structural repairs and maintaining the integrity of fencing. The equipment shall be
15 maintained in good repair and working order. Malfunctioning or inoperable equipment shall
16 be removed from the property immediately and disposed of in accordance with all applicable
17 federal, state, and local regulations.
18
19 4. That a sign shall be posted on the facility and shall display the name of the owner and/or
20 operator of the facility and provide a twenty-four (24) hour emergency contact number.
21
22 5. That the solar park shall not be used for the display of any advertising.
23
24 6. That the clearing of natural vegetation shall be strictly limited to what is necessary for the
25 construction, optimal operation, and maintenance of the solar park.
26
27 7. That the Applicant shall submit a detailed report of the proposed operational characteristics
28 of the solar park, concerning the means and methods planned to minimize or avoid off-
29 premises impacts. Said report shall include security provisions to prevent unauthorized
30 access, emergency access provisions, security lighting, and details of any proposed
31 identification signage.
32
33 8. 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. The modeling results shall be assessed relative to the FAA's ocular
38 hazard standards as described in its Interim Policy for Solar Projects on Airports, and shall be
39 submitted to both the FAA and RIAC. Written confirmation of "no objection" from both the
40 FAA and RIAC shall be submitted to the Planning Board, prior to Final Approval of the
41 Major Land Development Project.
42
43 9. That the Applicant shall install decorative aluminum fencing along the Kilvert Street
44 frontage and indicate this on the Project's Landscape Plan. The color and style of the fencing

1 shall be approved by the Administrative Officer, prior to Final Approval of the Major Land
2 Development Project.
3

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

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

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

22 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
23 changes to be made on the Zoning Map and the Record Book of Lot Classifications.
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25 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.
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37 SPONSORED BY: COUNCILWOMAN VELLA-WILKINSON
38

39 COMMITTEE: LAND USE
40
41

**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: Whipple Metcalf Barns, LLC
(Name)
3675 S Rainbow Blvd, Suite 107-659
(Address)
Las Vegas, NV 89103

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

2. Description of Premises: Plat No. 278 Lot(s) No. 146
Street Kilvert Street Ward 3-1

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

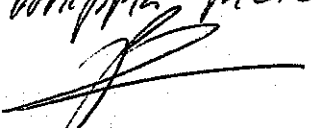
3. Present Zoning Classification: General Industrial District (GI) "Lot not for Development"
4. Zoning Change Requested General Industrial; proposed Lot A, with authorization for (Special Use Permit) Use Code 608. Electric Power Plant (limited to the solar generation of power), with a waiver Warwick Zoning Ordinance Section 504 for less than required wetland setback; and proposed Lot B, to be designated as a Lot Not For Development.
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 _____

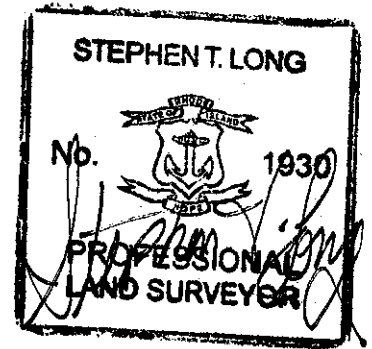
Respectfully Submitted,


(Signature of Owner and Petitioner)

As Member for
Whipple Metcalf & Barnes LLC

Ralph A. Palumbo



MARSH & LONG SURVEYING INC.



LEGAL DESCRIPTION " LOT A "

That certain lot or parcel of land with all buildings and improvements thereon, located on the southerly line of Kilvert Street in the City of Warwick, County of Kent, State of Rhode Island and bounded and described as follows:

Beginning at a point on the southerly line of Kilvert Street at the northwest corner of the herein described parcel, said point being (789.88) feet easterly from the intersection of the easterly line of Metro Center Blvd.

Thence: Running southerly (243.31) feet;

Thence: Turning an angle to the right of $146^{\circ}20'00''$ and running southeasterly (160.90) feet;

Thence: Turning an angle to the right of $215^{\circ}43'51''$ and running southerly (738.71) feet;

Thence: Turning an angle to the right of $209^{\circ}48'36''$ and running southerly (129.99) feet to the northerly line of T.F. Green Airport Connector Road, also known as Rhode Island Highway Plat (RIHP) # 1220;

Thence: Turning an angle to the right of $90^{\circ}00'00''$ and running easterly along said northerly line of T.F. Green Airport Connector Road (659.17) feet to a point opposite and (125.00) feet left of station 130+14.98 on said Rhode Island Highway Plat;

Thence: Turning an angle to the right of $75^{\circ}23'09''$ and running northerly along the land now or formerly of Gustafson Ballard & Jones LLC (1,146.83) feet;

Thence: Turning an angle to the right of $90^{\circ}02'20''$ and running westerly (86.22) feet;

Thence: Turning an angle to the right of $277^{\circ}28'17''$ and running northerly (226.00) feet;

Thence: Turning an angle to the right of $90^{\circ}00'00''$ and running northwesterly (194.54) feet;

Thence: Turning an angle to the right of $210^{\circ}26'28''$ and running northwesterly (240.08) feet to the southerly line of Kilvert Street, the previous four courses running along the land now or formerly of Gore-Kev LLC;

Thence: Turning an angle to the right of $102^{\circ}27'41''$ and running westerly along the southerly line of Kilvert Street (99.08) feet;

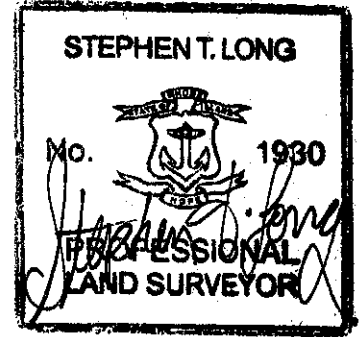
Thence: Turning an angle to the right of $203^{\circ}06'38''$ and running westerly along the southerly line of Kilvert Street (501.15) feet to the point and place of beginning and forming an angle to the right of $89^{\circ}12'57''$ with the first mentioned course and containing (23.16) acres of land more or less.

Meaning and intending to describe a portion of land shown on that plan entitled:

" WARWICK, RI EXISTING CONDITIONS PLAN PREPARED FOR PARE CORP. SURVEY OF AP 278 LOT 146 KILVERT STREET AIRPORT CONNECTOR ROAD ZONE GI MARCH 23, 2016 BYMARSH & LONG SURVEYING, INC. 450 GEO. WASH. HWY. SMITHFIELD, RI (401) 231-0900 "



MARSH & LONG SURVEYING INC.



LEGAL DESCRIPTION "LOT B"

That certain lot or parcel of land with all buildings and improvements thereon, located on the southerly line of Kilvert Street in the City of Warwick, County of Kent, State of Rhode Island and bounded and described as follows:

Beginning at a point on the southerly line of Kilvert Street at the northwest corner of the herein described parcel and the northeast corner of land now or formerly of Summit Ews LLC, said point being (425.25) feet easterly from the intersection of the easterly line of Metro Center Blvd.

Thence: Running southerly along said Summit Ews LLC land (948.37) feet to the northerly line of T.F. Green Airport Connector Road, also known as Rhode Island Highway Plat (RIHP) # 1220, said point also being opposite and (125.00) feet left of station 117+29.19 on said Rhode Island Highway Plat :

Thence: Turning an angle to the right of $104^{\circ}22'05''$ and running easterly along the northerly line of T.F. Green Airport Connector Road (225.72) feet to PC station 119+54.91 on said RIHP;

Thence: Turning a chord angle to the right of $182^{\circ}36'30''$ and running easterly along the arc of a curve to the right (375.57) feet, said curve having a delta angle of $5^{\circ}13'00''$, a radius of (4,125.00) feet and a chord distance of (375.44) feet;

Thence: Turning a chord angle to the right of $182^{\circ}36'27''$ and running easterly along said T.F. Green Airport Connector Road (36.71) feet;

Thence: Turning an angle to the right of $90^{\circ}00'00''$ and running northerly (129.99) feet;

Thence: Turning an angle to the right of $150^{\circ}11'24''$ and running northwesterly (738.71) feet;

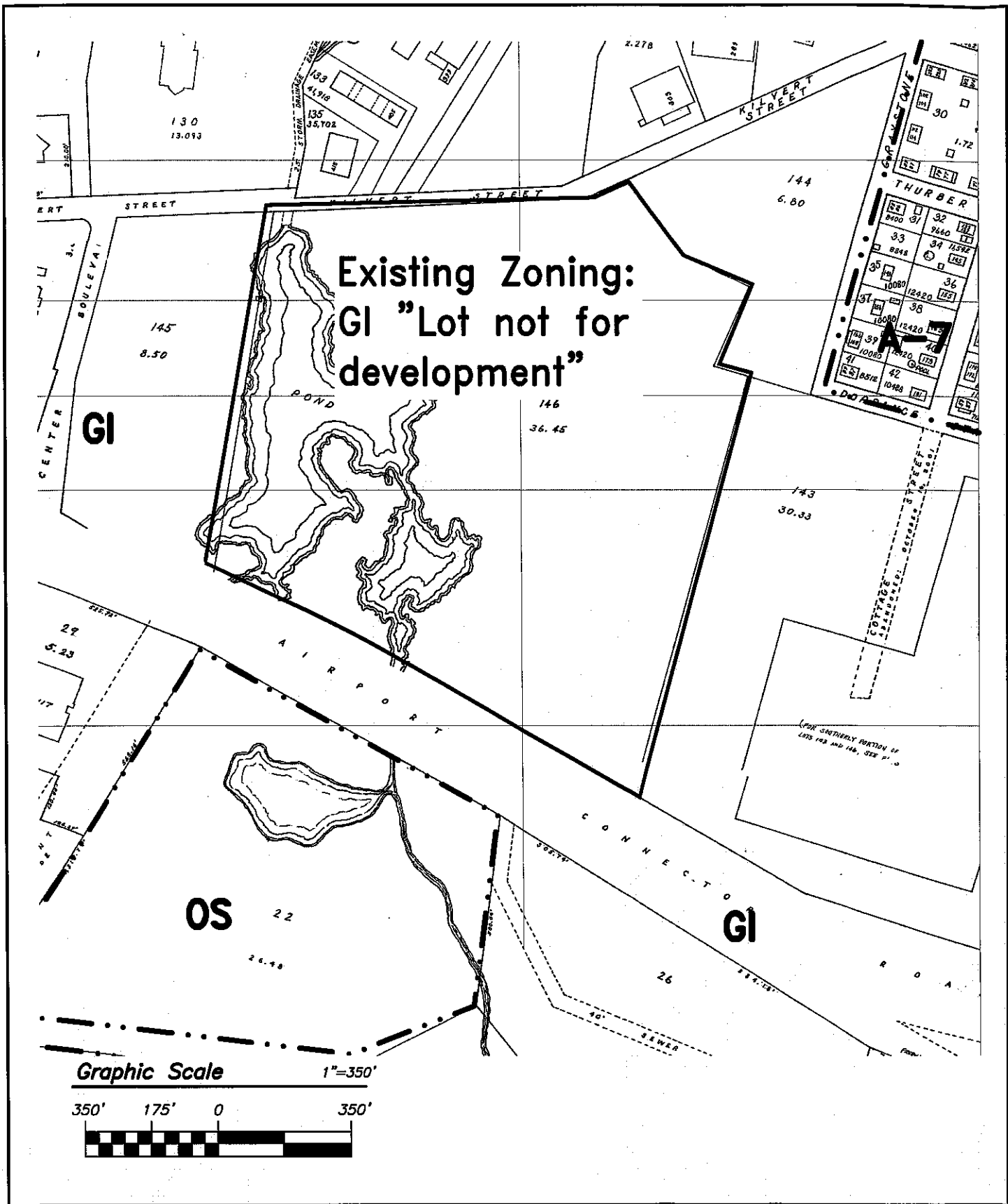
Thence: Turning an angle to the right of $144^{\circ}16'09''$ and running northwesterly (160.90) feet;

Thence: Turning an angle to the right of $213^{\circ}40'00''$ and running northerly (243.31) feet to the southerly line of Kilvert Street;

Thence: Turning an angle to the right of $90^{\circ}47'03''$ and running westerly along the southerly line of Kilvert Street (364.63) feet to the point and place of beginning and forming an angle to the right of $101^{\circ}30'23''$ with the first mentioned course and containing (13.29) acres of land more or less.

Meaning and intending to describe a portion of land shown on that plan entitled:

" WARWICK, RI EXISTING CONDITIONS PLAN PREPARED FOR PARE CORP. SURVEY OF AP 278 LOT 146 KILVERT STREET AIRPORT CONNECTOR ROAD ZONE GI MARCH 23, 2016 BYMARSH & LONG SURVEYING, INC. 450 GEO. WASH. HWY. SMITHFIELD, RI (401) 231-0900 "



PROJECT NO. 16119.00

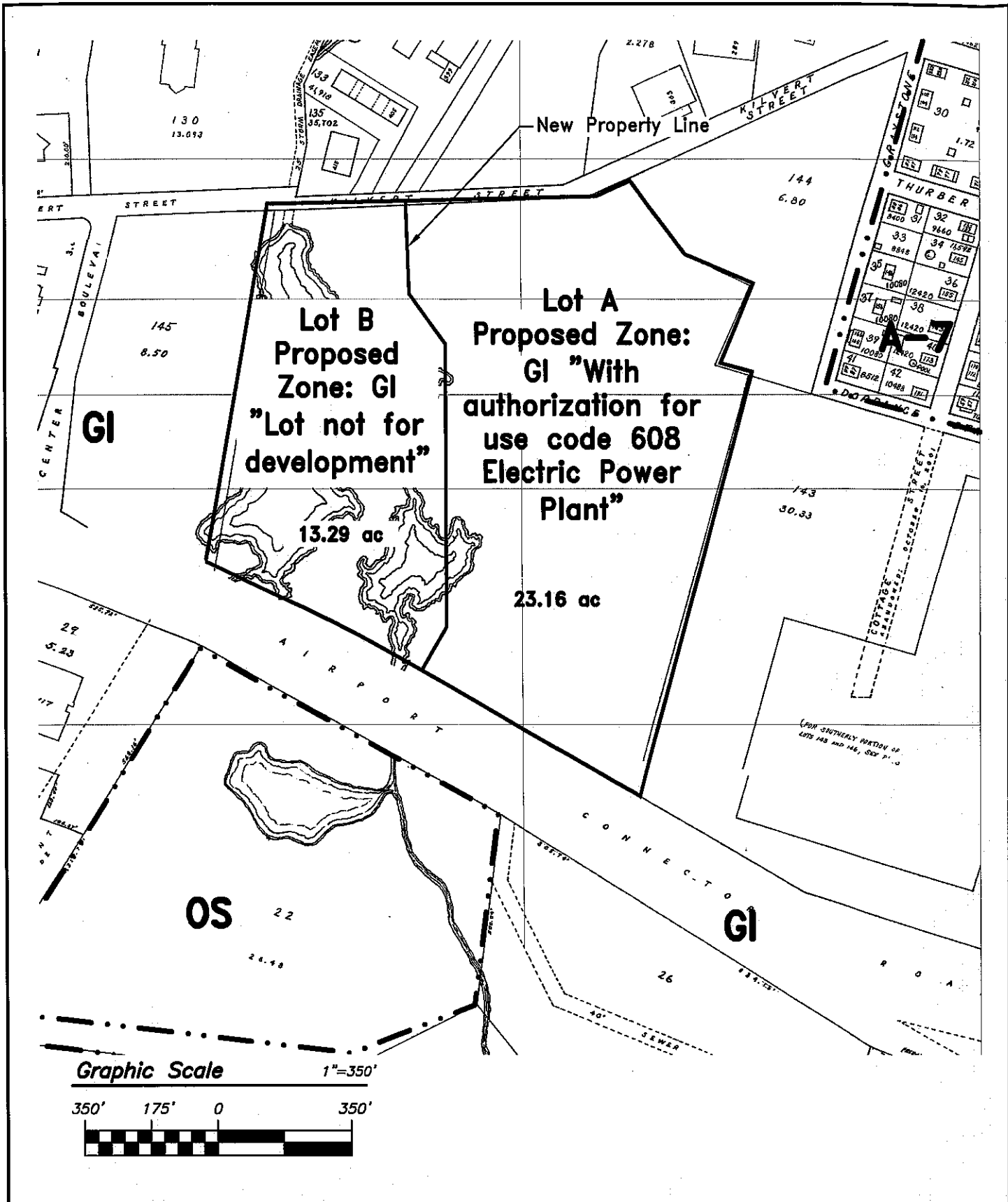
DATE: August 23, 2016



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

Kilvert Street Solar Park
Existing Conditions

A.P. 278 LOT 146
Warwick, Rhode Island



PROJECT NO. 16119.00

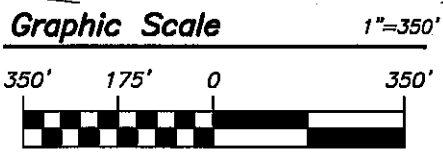
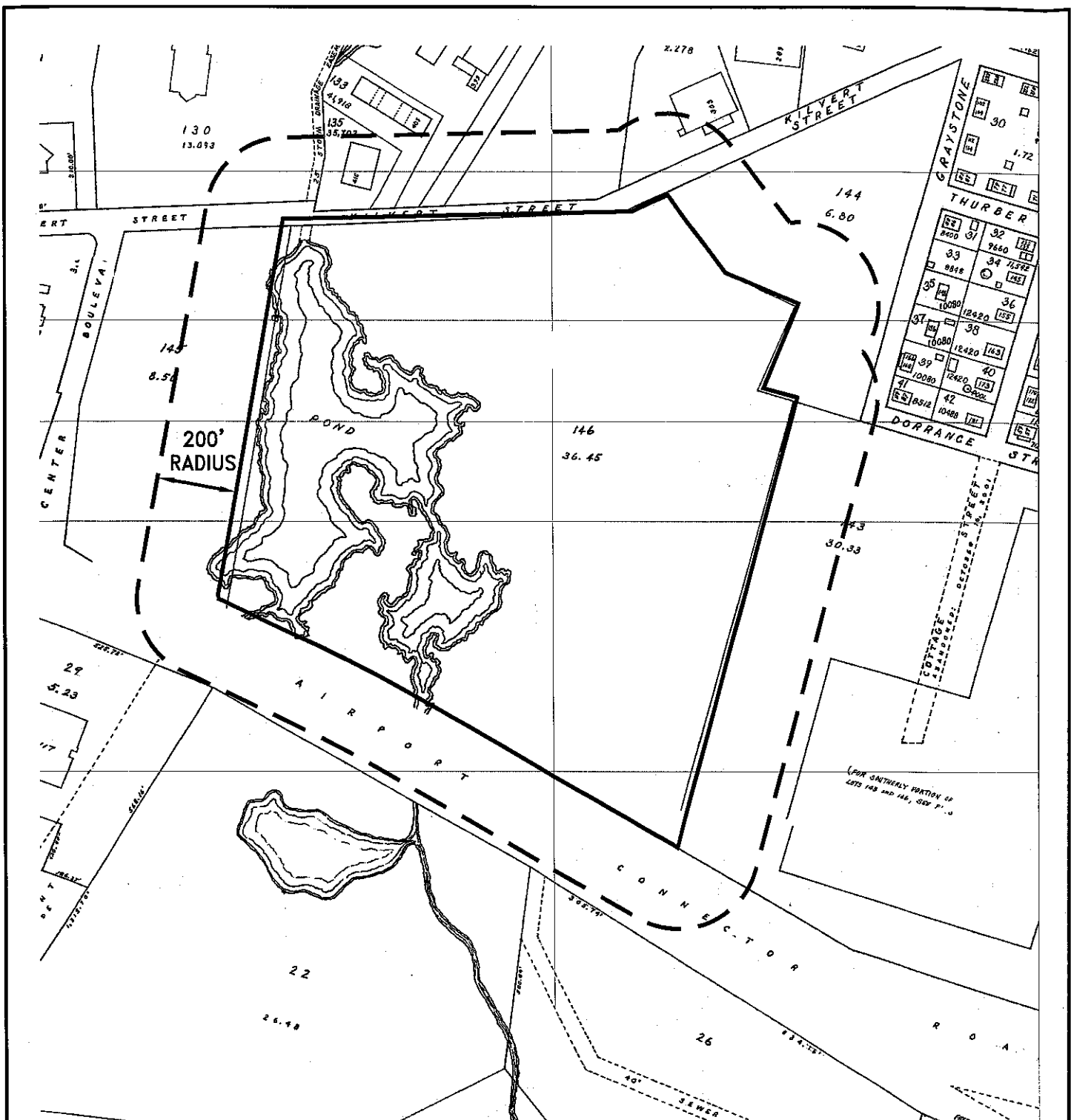
DATE: August 23, 2016



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

Kilvert Street Solar Park
 Proposed Conditions

A.P. 278 LOT 146
 Warwick, Rhode Island



PROJECT NO. 16119.00 DATE: August 23, 2016



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

Kilvert Street Solar Park
200-Foot Radius Map
 A.P. 278 LOT 146
 Warwick, Rhode Island

200-FOOT ABUTTER'S LIST FOR KILVERT STREET SOLAR PARK

ASSESSOR'S PLAT NO. 278 / LOT NO. 146

KILVERT STREET

WARWICK, RI 02886

PARE Project No. 16119.00

Date: June 1, 2016

Parcel Address	Plat	Lot	Owner Name	Owner Address
399 KILVERT ST	278	2	THREE HUNDRED NINETY NINE KILVERT STREET	399 KILVERT ST WARWICK , RI 02886
KILVERT ST	278	3	NARRAGANSETT ELECTRIC CO	PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM , MA 02451-2286
303 KILVERT ST	278	125	JENEET INC	303 KILVERT ST WARWICK , RI 02886
475 KILVERT ST	278	130	ALBANY ROAD-WARWICK LLC	10 HIGH ST 11TH FLOOR BOSTON, MA 02110
KILVERT ST	278	134	THREE NINTY NINE KILVERT ST LLC	399 KILVERT ST WARWICK , RI 02886
405 KILVERT ST	278	133	BAY COVE REALTY LLC	561 NARRAGANSETT PKWY WARWICK, RI 02888-4631
405 KILVERT ST	278	133	FARIA JOHN T TRUSTEE	68 WINDERMERE WAY WARWICK , RI 02886
405 KILVERT ST	278	133	KILVERT REALTY LLC	68 WINDERMERE WAY WARWICK , RI 02886
405 KILVERT ST	278	133	LEONARD, DANIEL J	1643 WARWICK AVE SUITE 187 WARWICK , RI 02889
405 KILVERT ST	278	133	FOUR HUNDRED FIVE REALTY LLC	405 F KILVERT ST WARWICK , RI 02886
415 KILVERT ST	278	135	A & R REALTY GROUP LLC	415 KILVERT ST WARWICK , RI 02886
815 JEFFERSON BLVD	278	143	GUSTAFSON BALLARD & JONES LLC	745 JEFFERSON BLVD WARWICK, RI 02886
KILVERT ST	278	144	GORE-KEV LLC	C/O VINCENT A INTEGLIA ESC 300 CENTERVILLE RD STE320 EAST WARWICK, RI 02886
METRO CENTER BLVD	278	145	SUMMIT EWS, LLC	300 CENTERVILLE RD WARWICK, RI 02886
KILVERT ST	278	146	WHIPPLE METCALF & BARNS LLC	3675 S RAINBOW SUITE 107-659 LAS VEGAS, NV 89103

William DePasquale, Jr., AICP
Planning Director




SEP 9 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
Kilvert Street 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: September 9, 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 General Industrial Zone.
Assessor's Plat 278, Assessor's Lot 146

APPLICANTS: Whipple Metcalf & Barnes, LLC, Property Owner
Southern Sky Renewable Energy RI, LLC, Applicant

ZONING DISTRICT: General Industrial (GI)

PROPOSED ZONE: General Industrial (GI), as follows:
Proposed Lot A, with authorization for (Special Use Permit) Use Code 608. Electric Power Plant (limited to the solar generation of power), with a waiver from Warwick Zoning Ordinance Section 504 for less-than-required wetland setback;
And,
Proposed Lot B, to be designated as a "Lot Not For Development."

LAND AREA: 36.45+/-acres

BACKGROUND

The Applicant is requesting City Council approval for a modification to the existing zoning on the site (General Industrial), to allow Use Code 608. Electric Power Plant, for solar generation of electric power only, and a dimensional waiver from Warwick Zoning Ordinance, Section 504 for less-than-required wetland setback.

The Applicant is proposing to subdivide one (1) existing, 36.45+/- acre parcel into two (2) new lots: one (1) 23.04 +/- acre lot (Proposed Lot A) to provide for the development of a 5.4+/- MW solar park with approximately 63 rows of photovoltaic modules for the generation of electric power; and one 13.40 +/- acre lot (Proposed Lot B) to be designated as a "Lot Not for Development."

The parcel is currently zoned General Industrial (GI). The site is located on the south side of Kilvert Street, and is bounded by industrial properties to the east, the T.F. Green Airport Connector to the south, an undeveloped lot to the west, and general industrial properties to the north. The project site is currently undeveloped. However, the site is located at the former Leviton Manufacturing facility and it is evident that most of the site has had multiple land disturbance activities. A recorded conservation easement exists within the property where said land was used as a depository for solid waste associated with remediation of the site. A number of lagoons existed that were previously excavated during site remediation activities, creating surface depressions that collect surface water during storm events.

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 and City Commissions, or their designated staff, have reviewed the proposal and have no objections or stipulations: Public

Works/Engineering, Sewer, Building, Water, Fire, Tax Assessor, Land Trust, 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. Gerlach 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 zone change, which shall:

- A. Retain the existing General Industrial zoning on Parcel A, and allow Use Code 608, Electric Power Plant, for solar generation of electric power only, and a dimensional waiver from Warwick Zoning Ordinance Section 504 for less-than-required wetland setback; and,**
- B. Retain the General Industrial zoning on Parcel B, with the designation that it shall continue to be a "Lot Not For Development", with the following stipulations for the parcel:**
 - 1. That the allowed use on proposed Parcel A, as shown on the Final Recorded Plan as approved by the Planning Board or Administrative Officer, shall be restricted to the solar generation of electric power.
 - 2. That proposed Parcel B, as shown on the Final Recorded Plan as approved by the Planning Board or Administrative Officer, shall be restricted as a "Lot Not For Development."
 - 3. 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.

4. 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.
5. That the solar park shall not be used for the display of any advertising.
6. 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.
7. That the Applicant shall submit a detailed report of the proposed operational characteristics of the solar park, concerning the means and methods planned to minimize or avoid off-premises impacts. Said report shall include security provisions to prevent unauthorized access, emergency access provisions, security lighting, and details of any proposed identification signage.
8. 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. 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 to the Planning Board, prior to Final Approval of the Major Land Development Project.
(<https://www.federalregister.gov/articles/2013/10/23/2013-24729/interim-policy-faa-review-of-solar-energy-system-projects-on-federally-obligated-airports>)
9. That the Applicant shall install decorative aluminum fencing along the Kilvert Street frontage and indicate this on the Project's Landscape Plan. The color and style of the fencing 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 (6) 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 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

Whipple Metcalf & Barns, LLC
3675 S. Rainbow Boulevard, Suite 107-659
Las Vegas, NJ 89103

RE: Assessor's Plat 278
Assessor's Lot 146
Kilvert Street

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 5.4+/- MW solar park for the generation of electric power, with approximately 63 rows of photovoltaic modules (solar panels), associated site improvements, and electrical utility connections. The project also requires a recommendation to the City Council to modify the existing zoning on the site 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.

The proposed development includes the subdivision of one (1) existing, 36.45+/- acre parcel into two (2) new lots, one (1) 23.04 +/- acre lot to provide for the development of a solar park, and one 13.40 +/- acre lot to be designated as a "Lot Not for Development." The site is located on the south side of Kilvert Street, and is bounded by industrial properties to the east, the T.F. Green Airport Connector to the south, an undeveloped lot to the west, and general industrial properties to the north. The project site is currently undeveloped. However, the site is located at the former Leviton Manufacturing facility and it is evident that most of the site has had multiple land disturbance activities. A recorded conservation easement exists within the property where said land was used as a depository for solid waste associated with remediation of the site. A number of lagoons existed that were previously excavated during site remediation activities, creating surface depressions that collect surface water during storm events. The parcel is zoned General Industrial (GI).

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 Kilvert Street, and is identified as Assessor's Plat: 278 Assessor's Lot: 146. The development area is zoned General Industrial (GI), and consists of 36.45 +/- acres.
3. That Use Code 608, Electric Power Plant, requires a Special Use Permit (SUP) in a General Industrial (GI) 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 General Industrial zone, and a waiver from Warwick Zoning Ordinance, Section 504 for less-than- required wetland setback.
5. That the Lot is currently undeveloped. The site is located on the south side of Kilvert Street and is bounded by industrial properties to the east, the T.F. Green Airport Connector to the south, an undeveloped lot to the west, and general industrial properties to the north.
6. That the development of Parcel A will not result in the creation of a lot with such physical constraints to development that building on that lot according to pertinent regulations and building standards would be impracticable; Parcel B will be designated as a "Lot Not for Development."

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, Kilvert Street.
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.
11. That there is an existing, recorded (Book 341, Page 13), forty (40') foot wide sewer easement bisecting the parcel north to south.
12. That there is an existing 150' transmission easement with overhead transmission lines, bisecting the site southwest to northeast.
13. That nationalgrid submitted a letter dated, July 20, 2016, to the Board at the July 27, 2016 meeting requesting that the Applicant submit a full set of plans to the Transmission Line Engineering Department and formal written permission be obtained in order to utilize any part of the easement area.
14. That there are no known existing public water or gas utilities located within the parcel.
15. That there is a recorded conservation easement within the parcel where said land was used as a depository for solid waste associated with remediation of the site.
16. That the proposal has received from the Federal Aviation Administration (FAA), a Determination of No Hazard to Air Navigation, Aeronautical Study No. 2016-ANE-2516-OE, dated June 28, 2016.

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

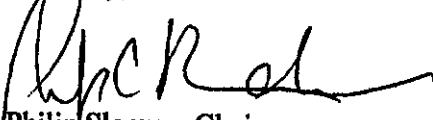
1. That all plans shall comply with Section 3.02C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective November 25, 2015.
2. That the parcel shall receive City Council approval for the use (Electric Power Plant for the solar generation of electricity, a Special Use Permit in a General Industrial zone) and a waiver for Warwick Zoning Ordinance Section 504 for less than required wetland setback.

3. That, as part of the Final Approval, the Property Owner shall 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, 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. 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.
10. That the Preliminary Plan shall indicate the proposed relocation of the storm sewer and shall be completed prior to the commencement of any other work. The Project Engineer shall submit calculations demonstrating that the proposed pipe is adequately sized to convey up to a 100 year storm event.
11. That the gravel access drive shall be constructed in a manner that will not impact the structural integrity of the Warwick Sewer Authority's (WSA) sewer pipe, and be able to support large trucks and sewer maintenance equipment.
12. That the sewer manholes shall remain intact, and there shall be clear, unimpeded access for routine and emergency WSA Operation and Maintenance (O & M) equipment.

13. That the Applicant shall have a pre and post construction CCTV inspection conducted of WSA's sewer line within the limit of the work and provide the WSA with video copies of said inspections.
14. That the Project Engineer shall provide detailed drawings related to the proposed storm drain crossing WSA's sewer line.
15. That a 15' wide access gate shall be installed at the Kilvert Street end of the proposed gravel access drive for WSA use.
16. That the Applicant shall coordinate with nationalgrid for any work within the transmission easement and determine an access point to the power grid and submit written approval from National Grid, prior to Preliminary approval.
17. 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 Kilvert Street.
18. That the Applicant shall replace the proposed chain link fencing along the Kilvert Street frontage, with decorative aluminum fencing, and indicated this on the Landscape Plan. The color and style shall be approved by the Administrative Officer, prior to Final Approval.
19. 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.
20. 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.
21. That the solar park shall not be used for displaying any advertising.
22. That the Applicant shall submit a detailed report of the proposed operational characteristics of the solar park, concerning the means and methods planned to minimize or avoid off-premises impacts. Said report shall include security provisions to prevent unauthorized access, emergency access provisions, security lighting, and details of any proposed identification signage.
23. 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.

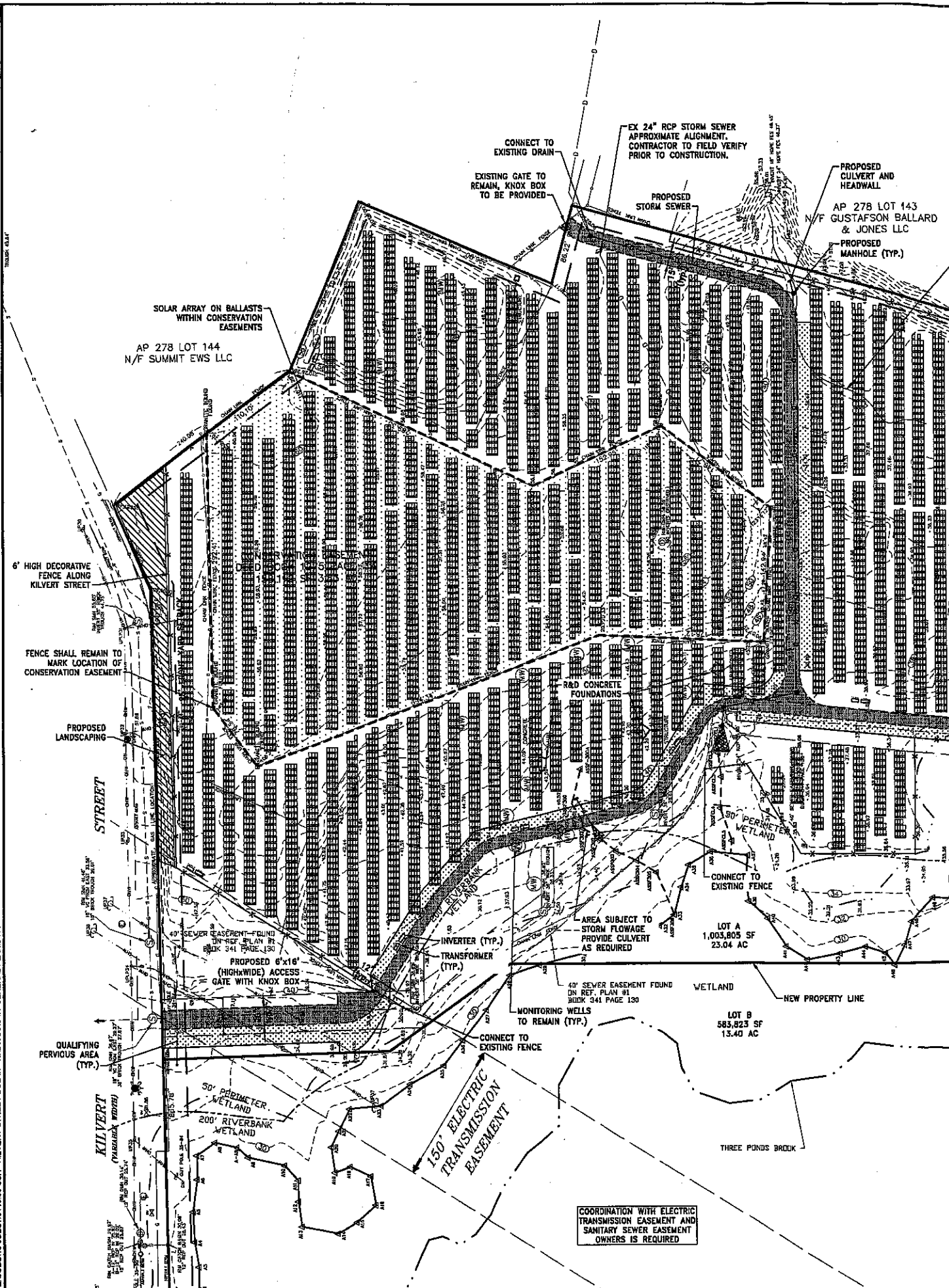
24. That at the abandonment of the use of this solar park, all equipment shall be removed from the site, no more than six months after the date of discontinued operations. The owner/operator shall notify the building official of the proposed date of discontinued operation and plans for removal. At a 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.
25. 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

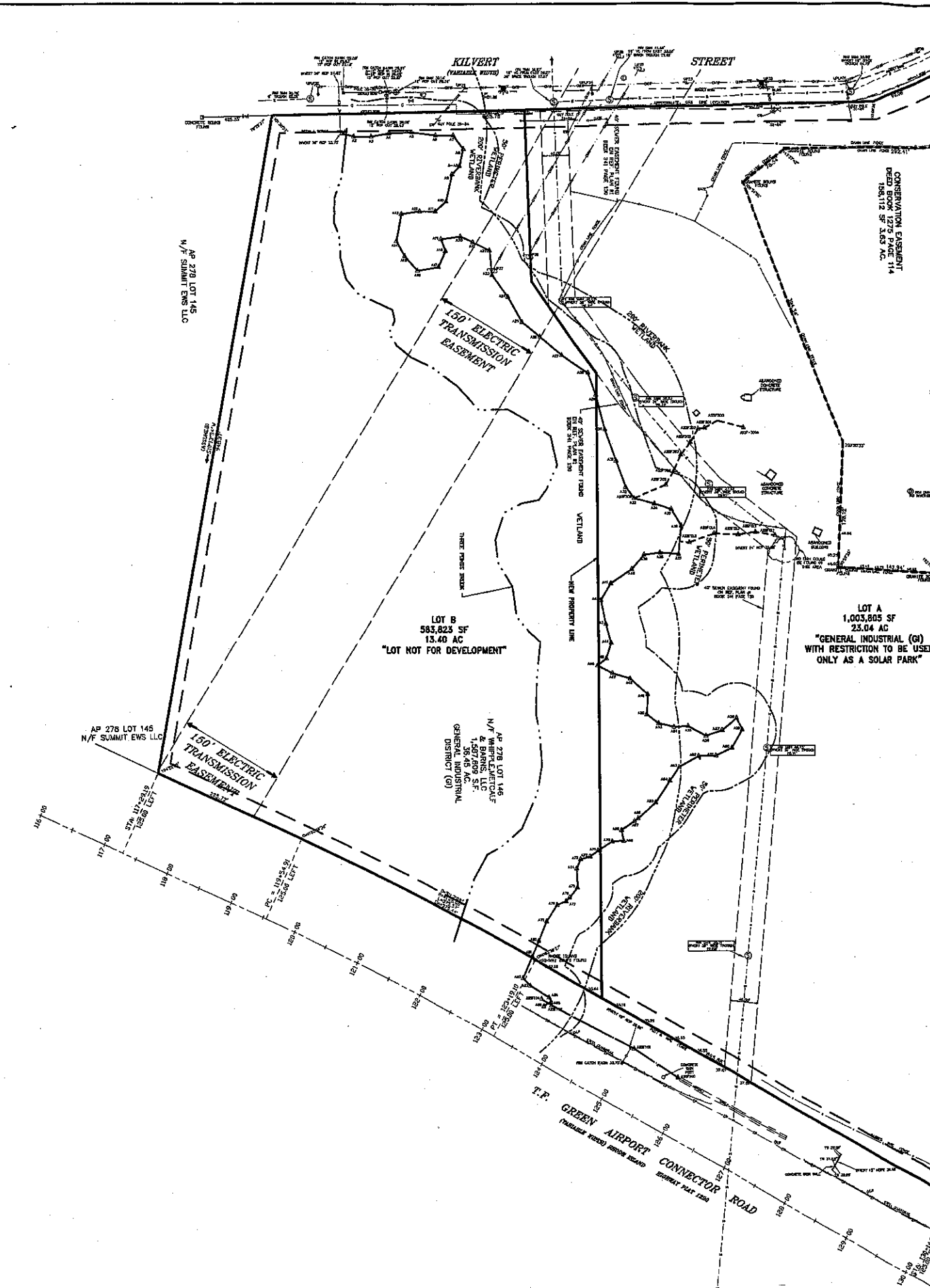
RECORDED
Aug 18, 2016 03:06P
Judy Wild, City Clerk
City of Warwick, RI



SAVE DATE: 27-Jul-16 2:32:10 PM PLOT DATE: 27-Jul-16 2:48:15 PM
 Z:\JOB516.JOB516\119.00.SSR - KILVERT STREET SOLAR - RIDWGSCA.1 GENERAL PLAN.DWG

COORDINATION WITH ELECTRIC TRANSMISSION EASEMENT AND SANITARY SEWER EASEMENT OWNERS IS REQUIRED

SAVE DATE: 24-Jun-16 8:41:24 AM PLOT DATE: 27-Jul-16 2:47:46 PM
Z:\JOBS\16\JOB\16118\03_SSE - KILVERT STREET SOLAR - RUDINGS\CS.1 PRELIMINARY SUBDIVISION PLANDWG



CONSERVATION EASEMENT
DEED BOOK 1275 PAGE 114
150,511.2 SF 3.53 AC

LOT A
1,003,805 SF
23.04 AC
"GENERAL INDUSTRIAL (G)
WITH RESTRICTION TO BE USED
ONLY AS A SOLAR PARK"

LOT B
583,823 SF
13.40 AC
"LOT NOT FOR DEVELOPMENT"

AP 278 LOT 145
N/F SUMMIT EWS LLC

AP 278 LOT 145
N/F SUMMIT EWS LLC

AP 278 LOT 146
N/F WHIPPLEWICKS
& BRUNS, L.P.
1,36,48 AC
GENERAL INDUSTRIAL
DISTRICT (G)

T.P.
GREEN AIRPORT CONNECTOR ROAD
(PUBLISHED VENDOR) SURVEY PART 1250

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 #1 - Kilvert Street (WDPW No. 16-049)
Kilvert Street
Master Plan – Major Land Development
AP 278 / Lot 146

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.
5. The plans must indicate that the proposed relocation of the storm sewer must be completed prior to commencement of any other work. In addition, the Design Engineer must submit calculations demonstrating that the proposed pipe is adequately sized to convey up to a 100-year storm event.

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 278 Lot 146, Kilvert Street Solar Park
Date: July 11, 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. The gravel access road shall be constructed in a manner that will not impact the structural integrity of WSA's sewer pipe and be able to support large trucks and sewer maintenance equipment.
2. Sewer manholes shall remain intact, and there needs to be clear, unimpeded access for routine and emergency WSA operation and maintenance (O & M) equipment.
3. Southern Sky Renewable Energy shall have pre and post construction CCTV inspection conducted of WSA's sewer line within the limits of the work and provide the Authority with video copies of said inspections.
4. Provide detailed drawings related to the proposed storm drain crossing WSA's sewer line.
5. A 15 foot wide gate is to be installed at the Kilvert Street end of the proposed access road for WSA use.

Industrial/Commercial Pretreatment Program

1. The Industrial Pretreatment Division has reviewed the plans for the Kilvert Street Solar Park and has found them generally acceptable.

Billing

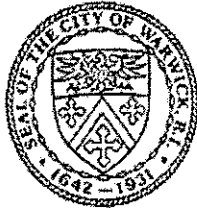
1. Sewers are available to the parcel; sewer assessment is paid in full.

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/lfo

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

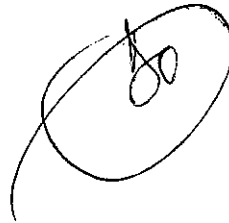
Project: **Major Land Development Project / Master Plan Approval**
Administrative Subdivision and Recommendation for Zone Change
Assessor's Plat 278, Lot 146
Kilvert Street

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

This office reserves the right to comment in the future.

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 17, 2016
Re Major Land Development Project/Master Plan Approval/Administrative
Subdivision and Recommendation for a Zone Change; Assessor's Plat 278, Lot 146; Kilvert Street

- 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. 16119.00 - MASTER PLAN NARRATIVE FOR KILVERT STREET 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 Kilvert Street and an existing sewer access road
- Electrical equipment areas and turnaround areas will be provided for maintenance vehicles, sewer and fire apparatus for both access drives
- A 8' high chain link fence is proposed with gated access from Kilvert Street and an existing sewer access 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.

- The chain link fence located on the west side of the project would have to be relocated so as not to infringe on the gravel access road.
- 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



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/Solar Park #1, Kilvert

To: Eric Hindinger, Engineering
Peter Marietti, Fire Marshal
Dan O'Rourke, Water Division
Bill Carosi, Building Department
Tyomi Kosaka, Tax Assessor's

From: Trish Reynolds, Senior Planner

Date: June 7, 2016

Subject: Major Land Development Project
Master Plan Approval,
Administrative Subdivision,
and Recommendation for a Zone Change

Project: Assessor's Plat 278, Lots 146
Kilvert Street

The Applicant is proposing to subdivide one (1) existing lot to create two (2) new lots; one (1) lot not for development, and one (1) lot for the development of a solar park, only. The Applicant is proposing the construction of a 5.4+/- MW solar park with approximately 63 rows of photovoltaic modules, appurtenant electrical equipment, and site improvements. Within the recorded conservation easement area, the solar arrays will be placed on ballasted supports. The arrays will not be located within the existing utility easements areas.

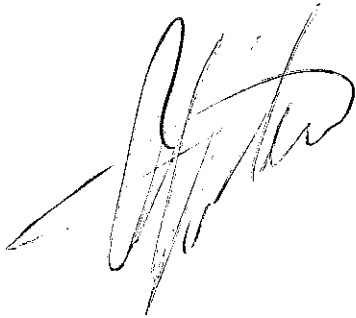
The site is approximately 36.45 acres and abuts industrial uses to the east, the Airport Connector to the north and south, and an undeveloped parcel to the west. The site is currently undeveloped, and was originally a part of the former Leviton Manufacturing facility.

The Applicant is also seeking a recommendation to the City Council for an amendment of the existing a zoning designation as "lot not for development", to provide on a portion of the lot, exclusively for the development of a solar park.

Please review and comment on the attached plans as soon as possible, as this is a priority project for the City. **Please return your comments to this office no later than June 21, 2016**, in order to be able to schedule this project for the July, 2016 meeting of the Planning Board. Your comments are required so that the Planning Board may consider this development project for Master Plan approval, and make a recommendation to the City Council. Should you have no comment on the attached plan, local regulations still require that your office sign off on the project.

cc: Mayor Avedisian
David Picozzi, COS
Bruce Keiser
William DePasquale, Planning Director

ASSESSORS OFFICE HAS
NO OBJECTIONS.



CHRISTINA CROCE

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: **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

Susan Cabeceras

Cemetery Commission 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: Land Trust

FROM: Trish Reynolds, Senior Planner

DATE: August 29, 2016

SUBJECT: **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

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: Harbor Commission

FROM: Trish Reynolds, Senior Planner

DATE: August 29, 2016

SUBJECT: **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

Susan Cabeceiras

Harbor Commission / 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: 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

Patricia G. [Signature]

Authorized Representative



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: 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: at september 15, 2016 meeting a motion was unanimously passed to object to this project for the following reasons:

9/15/16
Date

Amie D. Holst, Chairman
Conservation Commission/Authorized Representative

1. According to site plan, the runoff from area will be discharged into the wetland and Three ponds Brook with no stormwater management.
2. Solar panels west of gravel road will affect the function and values of wetlands and should be removed.
3. no wildlife corridor is provided to connect the wetland area to Plat 278 Lot 144 a 6.8 acre parcel and Plat 277, lot 22 a 26.48 acre open space area.



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
Col. Stephen McCartney -Police

FROM: Judy Wild City Clerk

Date: September 12, 2016

Subject: Zone Change Application

Subject: Zone Change Kilvert Street

Name of Applicant: Southern Sky Renewable Energy RI, LLC

Plat: 278

Lot: 146

Address: Kilvert Street

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:

9/19/2016

Director's signature:

Col. S.M. McCartney

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
Col. Stephen McCartney -Police

FROM: Judy Wild City Clerk

Date: September 12, 2016

Subject: Zone Change Application

Subject: Zone Change Kilvert Street

Name of Applicant: Southern Sky Renewable Energy RI, LLC

Plat: 278

Lot: 146

Address: Kilvert Street

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:

9/30/16

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: _____