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BK 1557 PG 276-277

**Decision:** 5/19/21  
**Approved:** 6/16/21  
**Recorded:** 6/17/21

**DECISION**  
**East Greenwich Planning Board**  
**South Road Solar, LLC**  
**Master Plan Approval**

WHEREAS: Representatives of the applicant, South Road Solar, LLC (the owner being Edward R. Lawson et al), appeared on behalf of their project known as the South Road Solar Major Land Development, and

WHEREAS: The representatives presented a development plan for the property located at Assessor's Map 04, Plat 18, Lot 20 in an F-1, Farm Zoning District, and

WHEREAS: The proposed development is provided for in the Zoning Ordinance and is consistent with its purpose and intent, and it is not in conflict with the Comprehensive Community Plan or its Future Land Use Map, and

WHEREAS: The Planning Board received reports from Town Departments, the Technical Review Committee, representatives of the applicant, and other interested parties regarding this proposed land development plan in a public meeting on May 19, 2021; and

WHEREAS: The Planning Board, in October, 2018, reviewed a pre-application submission for the subject project and has noted the details of the proposal which have changed since that time; and

Having considered the requirements of Rhode Island General Laws of 1956, as amended, including Section 45-23-30, and based on:

- Review, consideration, and adoption of the staff report and its findings and recommendations, and
- Review and consideration of the Exhibits made part of the record, and
- Personal knowledge of the area in question, and
- Testimony presented to the Board, now

THEREFORE; The East Greenwich Planning Board hereby APPROVES the Master Plan for the South Road Solar Project subject to the following conditions:

1. Approval is based on plans entitled "South Road Solar Master Plan Submission" prepared by DiPrete Engineering, a 4-page plan set dated "3/17/21" – stamped and signed by David A. Russo, PE - marked with the Application as Exhibit #1 at the 5-19-21 Hearing.

2. Proposed improvements shall comply with state building and life safety codes as well as all relevant local ordinances, including those pertaining to noise and "dark skies."
3. The Planning Board supports leaving grass as the surface area under the proposed solar panels but a vegetation management plan must be reviewed and approved by the Town's Fire Marshal.
4. A detailed landscaping plan must be provided at Preliminary Plan Review and it shall address retained ground cover as well as proposed new plantings, especially within setbacks and buffer zones. Said Plan shall stipulate that the use of herbicides and pesticides for maintenance shall not be permitted onsite.
5. The applicants shall provide evidence of guaranteed permanent access to the site through the RI DOT right of way from South Road.
6. Applicant shall not be eligible to make application for Preliminary Plan approval until a Special Use Permit has been granted by the East Greenwich Zoning Board of Review and all necessary State approvals have also been secured. This Master Plan approval includes a favorable recommendation to the said Zoning Board of Review.

The Planning Board further finds that the proposed development, approved as discussed and with conditions imposed,

1. Is consistent with the Comprehensive Community Plan and with the General Laws of Rhode Island Section 45-23-30;
2. Is in substantial compliance with the standards and provisions of the East Greenwich Zoning Ordinance in accordance with the General Laws of Rhode Island Section 45-24;
3. Will cause no significant negative environmental impacts;
4. Will not create individual lots with any physical constraints to development such that building on those lots according to pertinent regulations and building standards would be impracticable; and
5. Has adequate and permanent physical access to a public street for the development.

By Order of the Planning Board:

  
Nathaniel Ginsburg, Chair

6/16/21  
Date



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