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PLANNING BOARD DECISION

OWNERS: Town Of Bristol
APPLICANT: NUGEN Capital Management LLC
ADDRESS: 6 Minturn Farm Road
PLAT AND LOT: Plat 171, Lot 25
APPLICATION: Major Land Development – Final

The Planning Board finds that:

1. The subject property consists of one lot with approximately 91.54 acres of land that consists of the Town's transfer station, compost facility, municipal animal shelter and the former landfill.
2. The application is for the installation of a Large Scale Photovoltaic solar array on the top of the closed landfill along with new electric poles and transformers, an access road; and an extension of the existing fencing. The solar panels will be a ballast system located on top of the landfill.
3. The applicant has a signed lease with the Town for use of the Town's former landfill to install this solar array.
4. The proposed development is consistent with the general purposes stated in Article 1 of the Planning Board's subdivision and development review regulations.
5. The proposed development is consistent with the Comprehensive Community Plan because it implements Action Item NHCR-15 "Conduct a feasibility study to consider Minturn Farm for sustainable energy initiatives. Consider zoning amendments to encourage solar farm".
6. The conditions of the Planning Boards approval of Master Plan and Preliminary Phase on June 11, 2020 have been met.
7. The Master Plan and Preliminary Phase approvals have expired and the applicant has requested a re-instatement of same.
8. The Town Fire Department and Department of Public Works has reviewed the application and has made comments at the Technical Review Committee meeting which will be addressed by the applicant; namely, revisions to the Knox Box and access road to be 20' wide and then taper down to 10' at the top.
9. The applicant has received RIDEM approval for construction on the closed landfill cap.
10. This proposed development is in compliance with the Zoning Ordinance
11. There will be no significant negative environmental impacts from the proposed development, with the conditions of approval.

Re-instatement of the Master Plan and Preliminary Plan is granted and Final approval is granted for the major land development of NUGEN Capital Management to install a Large Scale Photovoltaic solar array on the Town's former landfill as shown on the plans and supporting documents by BETA Group, Inc., Steve Richtarik, Professional Engineer, and RENUA Energy, Inc., dated as revised, sheets 1-22 of 22 entitled "Bristol Landfill Solar, Minturn Farm Road, Bristol, RI For NuGen Capital Management.