

## City Planning Department



## Memo

To: Cranston City Plan Commission  
From: Joshua Berry, AICP, Senior Planner / Administrative Officer  
Date: February 23, 2021  
Re: "Natick Avenue Solar" Preliminary Plan – Major Land Development

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**Owner:** Ronald Rossi  
**Applicant:** Natick Solar, LLC  
**Location:** 0 Natick Ave, AP 22-3, Lot 108 & 119  
**Zone:** A-80 (single family dwellings on lots of minimum areas of 80,000 ft<sup>2</sup>)  
**FLU:** Single family residential less than 1 unit/acre

**This memo only revises staff recommended condition #6 based on the agreement between the City-hired Landscape Architect Sara Bradford and the applicant as reflected in the applicant's letter to the Planning Director dated 2/2/21. No new information has been considered and no other changes have been made.**

**This memo is not comprehensive to the review of the application but supplements the findings and analysis in the staff memos prepared for the January & February Plan Commission meetings. The sole purpose of this memo is to provide a clean set of conditions reflecting the change to condition #6.**

**Application materials can be found on the [City website](#).**

### I. Recommendation

Staff finds this proposal consistent with the standards for required Findings of Fact set forth in RIGL Section 45-23-60, the Comprehensive Plan in effect at the time of vesting of the application, as well as with the City of Cranston's Subdivision and Land Development Regulations. Therefore, staff recommend that the City Plan Commission adopt the Findings of Fact documented above and **approve** the Preliminary Plan submittal, subject to the conditions denoted below:

### II. Conditions of Approval

1. The applicant will work with the Tennessee Gas Pipeline to (TGP) to ensure that the project will be consistent with the terms and conditions of the easement.

2. The applicant shall use reasonable efforts to remove ledge or rock by mechanical means. Nothing herein shall prohibit the use of blasting to remove necessary ledge.
3. For any of the project's installation of the utility interconnection safety, recording, monitoring and functionality equipment that is to be located onsite (Assessor's Plat 22-3, Lot 108), the applicant will pursue a request of National Grid to approve underground installation of said infrastructure provided that: (1) such approval is able to be issued on the applicant's existing interconnection application for the project that is currently pending before National Grid (as opposed to resubmission of a new application) without jeopardizing applicant's interconnection queue status or otherwise causing significant additional delay (more than 2-3 months) to the applicant receiving any of its final National Grid approvals for the project (including Authorization to Interconnect); and (2) such underground installation is reasonably feasible to National Grid and applicant, taking into account relative impacts to (a) public health and safety, (b) system functionality, (c) interconnection reliability, (d) the project's viability, and (e) timing of the project's achievement of operation. The applicant shall provide written correspondences to and from National Grid relating to this condition to DPW and the Planning Department.
4. The entire perimeter fencing shall provide for at least a 6-inch gap between the ground and the bottom of the fencing to provide adequate wildlife passage for smaller species consistent with the RIDEM approval.
5. Planting Area E will be trimmed to a height no less than 18'.
6. ~~Planting Area F shall consist of evergreens and shall be relocated to the edge of the cleared area east of the access road in the southeast corner of the site. Planting Area F shall be trimmed to a height not less than 25'.~~

Planting Area D shall be extended to the area indicated as Planting Area F on the Landscape Plans, between the proposed fence and the access road. The mixture of plants will be consistent with Area D but no white pines will be included. This change shall be reflected in the Final Plan submission and shall be subject to the City-hired Landscape Architect's approval at the time of submission to verify the terms of this condition.

7. At the expense of the applicant, a City's chosen landscape architect shall conduct annual inspections of the site for the next three years to monitor consistency of the installation with the approved plans. Once the landscaping has been installed, the applicant shall submit 'as-built' plans to the Planning Department demonstrating the final planting locations and materials. The as-built plans shall be accompanied by documentation itemizing any/all deviations from the final approved landscaping plans. An inspection shall be conducted by a City-hired Landscape Architect after installation of the plantings upon receipt of the as-built plan, who will submit a report on the findings of the inspection to the Planning Department. The City-hired Landscape Architect shall conduct two more annual inspections for a total of three (3) inspections.

8. The site shall have a minimum of 4"-6" of suitable seed bed material where placed on existing subsoil, and a 6" requirement where placed upon areas without existing subsoil. The character of the material as 'plantable soil' shall be as indicated in the planting detail. The area within the fence shall be seeded with 'low sow growing mix' and disturbed areas outside the fenced area (except as otherwise specified by the DEM approval) will be seeded with a more pollinator and wildlife beneficial mix designated as 'solar surround mix' as noted in the Landscape Plans. These requirements shall be clearly reflected in the Final Landscape Plan. This condition supersedes Master Plan Condition of Approval #11.
9. The applicant shall be responsible to reinstall all street lights disturbed by the interconnection.