

Cranston Solar

From:

“Just Panels and Wires”

To:

A Moratorium

What Happened?

Going solar in Cranston



1 Hope Farm Solar Array
10 megawatts
46.2-acre array
Under construction

2 Seven Mile Road Facility
Near Scituate Ave.
500 kilowatts (0.5 mw)
7-acre array
Built

3 Gold Meadow Farms
Off Lippitt Ave.
21.5 megawatts
60-acre array
Built

4 Seven Mile Road Solar II
Near Scituate Ave.
2 megawatts
7-acre array
Proposed

5 Natick Avenue Solar
8 megawatts
30-acre array
Proposed

6 1690 Pontiac
Avenue Solar
3 megawatts
7.5-acre array
Proposed

SOURCE: City of Cranston

THE PROVIDENCE JOURNAL

Timeline:

July 2015: zoning change introduced





November 2015: Solar Zoning Change approved

April 2017 : Comp Plan amended

January 2018: Moratorium Approved



Lippitt Ave solar






- Legend**
-  Cranston Country Club
 -  Cranston Country Club
 -  Mystery Farm
 -  Track 003



Lippitt Ave Solar

Write a description for your map.

Legend

-  Cranston Country Club
-  Cranston Country Club
-  Mystery Farm
-  Path
-  Track

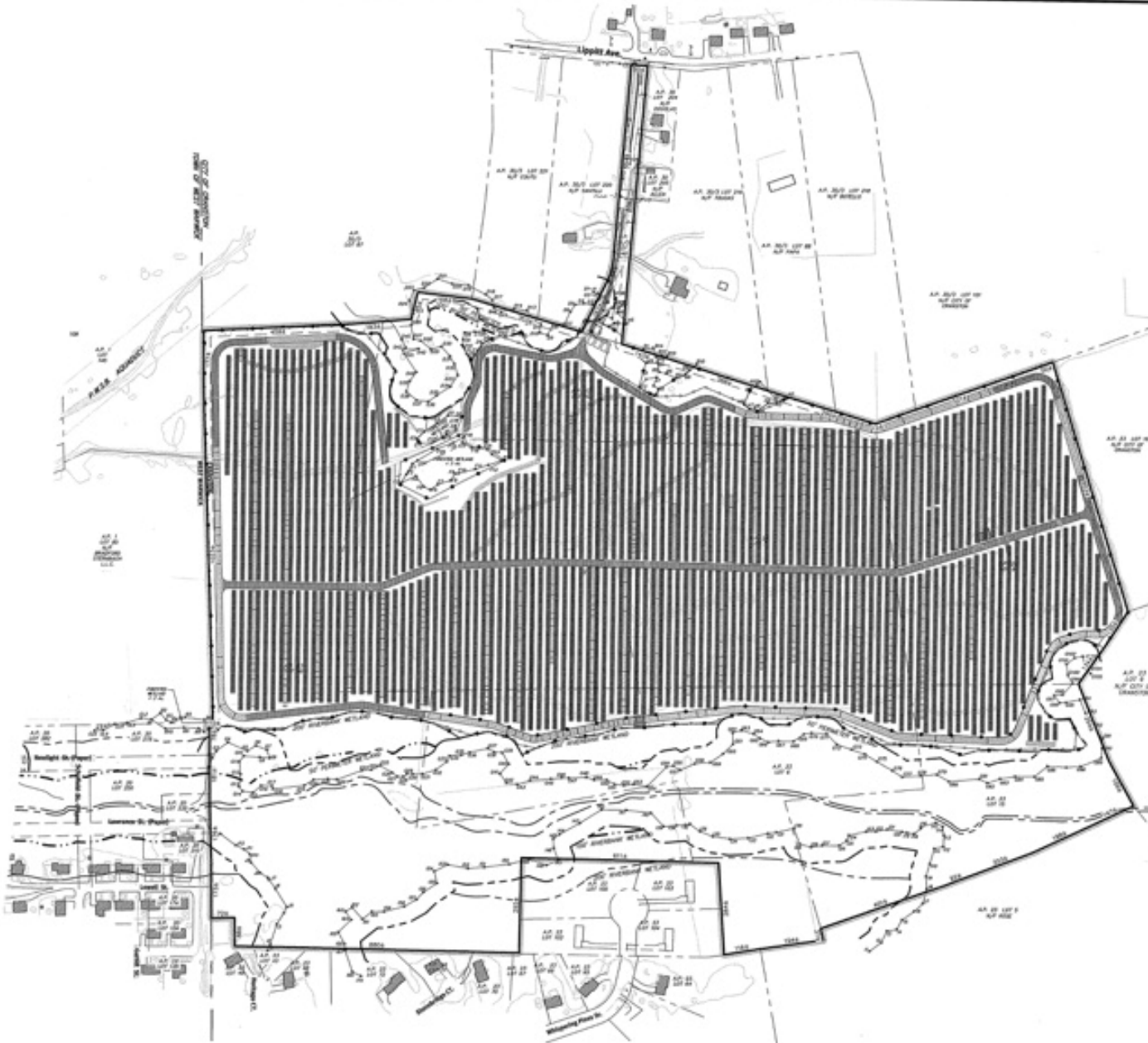
Google Earth

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1000 ft







General Notes:

1. THE SITE IS LOCATED ON THE CITY OF GRANVILLE, IN ASSASSIN'S PLAT 23 LOTS 4, 5, 6, 15, 21 & 26 AND ASSASSIN'S PLAT 20'S LOT 24D.
2. THE SITE IS APPROXIMATELY 168.274 ACRES AND IS ZONED A6B.
3. THE OWNER OF AP 22 LOT 4, 5, 6, 15, & 21 IS: **DM REALTY CORP**, 100 CHESTNUT STREET, PROVIDENCE, RI 02814-4040. THE OWNER OF AP 22 LOT 24D IS: **DMN LLC**, 100 PRINCE AVENUE, GRANVILLE, RI 02821.
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE 2 (AREA OF MINIMAL FLOODING) REFERENCE FEMA FLOOD INSURANCE RATE MAP AND/OR OVERLAY, DATED 1/1/2006.
5. THIS PLAN IS SUBMITTANT'S CORRECT IN ACCORDANCE WITH A CLASS II SUBMITTANT AS REQUIRED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE CHANGED AS AN ACCURATE BOUNDARY SURVEY MAY BE OBTAINED.
6. THE SHIPPING DECKS OBTAINED FROM THE SURVEY OF THESE ISLANDS, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
7. THE SITE IS NOT WITHIN A: ENVIRONMENTAL PROTECTION AREA (EPA) NATURAL HERITAGE AREA (NHA) MARINE BIODIVERSITY SPECIAL AREA MANAGEMENT PLAN (SMA) SALT POND SPECIAL AREA MANAGEMENT PLAN (SMA) ENVIRONMENTAL PROTECTION OVERLAY DISTRICT (EPOD).
8. THE SITE IS PROPOSED WITH NO WATER OR SEWER.
9. DETAILED SOIL ANALYSIS AND SOIL TESTS, MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO FROCK BEST MANAGEMENT PRACTICES.
10. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.

Dimensional Regulations:

| | |
|------------------------------------|--------------|
| CURRENT ZONING: | A6B |
| MINIMUM LOT AREA: | 8000 SQ. FT. |
| MINIMUM FRONT AND LOT WIDTH: | 200' |
| MINIMUM FRONT AND CORNER SET BACK: | 40' |
| MINIMUM SIDE YARD: | 10' |
| MINIMUM REAR YARD: | 20' |
| MINIMUM STRUCTURE HEIGHT: | 12' |
| MINIMUM LOT COVERAGE: | 2% |

Development Data:

TOTAL SITE AREA: 168.274 ACRES

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 100 WATER STREET, SUITE 200
 PROVIDENCE, RI 02840
 AS SPECIFIED BY THE LETTER OF APPROVAL
 DATED: **NOV 26 2008** FILE # **10-0002**
 NO CHANGES ALLOWED WITHOUT THE APPROVAL OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
John A. Huest

DiPrete Engineering
 100 South Main Street, Cranston, RI 02910
 Tel: 401-942-1111 Fax: 401-942-1112
 www.diprete.com

DAVID A. RUSSO
 No. 1000
 Environmental Management
OCT 28 2008
 Office of Water Resources

This regulatory submission and plan was prepared by the undersigned professional engineer and is submitted to the Department of Environmental Management for review and approval. The contractor is responsible for all of the maps, surveys, utility, production and requirements. The plan and sheets are prepared by: **SSRE RI Gold Meadow Farms**

Overall Plan
SSRE RI Gold Meadow Farms
 Southern Sky Renewable Energy Rhode Island, LLC
 100 South Main Street, Cranston, RI 02910
 Tel: 401-942-1111 Fax: 401-942-1112
 www.diprete.com

General Notes:

1. THE SITE IS LOCATED IN THE CITY OF DORCHESTER, MASSACHUSETTS, AND IS ZONED R-1A (RESIDENTIAL SINGLE-FAMILY).
2. THE SITE IS APPROXIMATELY 100 FEET WIDE AND 1,000 FEET LONG.
3. THE SITE IS BOUNDARY ADJACENT TO THE CITY OF DORCHESTER AND THE CITY OF QUINCY.
4. THE SITE IS BOUNDARY ADJACENT TO THE CITY OF QUINCY AND THE CITY OF DORCHESTER.
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Dimensional Regulations:

- 1. LOT AREA: 10,000 SQ. FT.
- 2. LOT WIDTH: 100 FEET
- 3. LOT DEPTH: 100 FEET
- 4. LOT AREA: 10,000 SQ. FT.
- 5. LOT WIDTH: 100 FEET
- 6. LOT DEPTH: 100 FEET
- 7. LOT AREA: 10,000 SQ. FT.
- 8. LOT WIDTH: 100 FEET
- 9. LOT DEPTH: 100 FEET
- 10. LOT AREA: 10,000 SQ. FT.
- 11. LOT WIDTH: 100 FEET
- 12. LOT DEPTH: 100 FEET

Development Data:

- 1. TOTAL LOT AREA: 10,000 SQ. FT.
- 2. TOTAL LOT WIDTH: 100 FEET
- 3. TOTAL LOT DEPTH: 100 FEET
- 4. TOTAL LOT AREA: 10,000 SQ. FT.
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- 9. TOTAL LOT DEPTH: 100 FEET
- 10. TOTAL LOT AREA: 10,000 SQ. FT.
- 11. TOTAL LOT WIDTH: 100 FEET
- 12. TOTAL LOT DEPTH: 100 FEET

Legend:

- 1. LOT AREA: 10,000 SQ. FT.
- 2. LOT WIDTH: 100 FEET
- 3. LOT DEPTH: 100 FEET
- 4. LOT AREA: 10,000 SQ. FT.
- 5. LOT WIDTH: 100 FEET
- 6. LOT DEPTH: 100 FEET
- 7. LOT AREA: 10,000 SQ. FT.
- 8. LOT WIDTH: 100 FEET
- 9. LOT DEPTH: 100 FEET
- 10. LOT AREA: 10,000 SQ. FT.
- 11. LOT WIDTH: 100 FEET
- 12. LOT DEPTH: 100 FEET



DiPrete Engineering
 1000 State Street, Suite 200
 Boston, MA 02118
 Tel: 617-552-1234
 Fax: 617-552-1235
 Email: info@di-prete.com



This site plan was prepared by DiPrete Engineering, Inc. for the use of the City of Quincy and the City of Dorchester. The plan is subject to the approval of the City of Quincy and the City of Dorchester. The plan is not to be used for any other purpose without the written consent of DiPrete Engineering, Inc.

Site Plan
Gold Meadow Farms
 Prepared by: DiPrete Engineering, Inc.
 Date: 10/20/2023
Ronald Rossi
 Professional Engineer
 License No. 12345
 State of Massachusetts

CONSTRUCTION DETAILS

- ALL UTILITIES ARE TO BE UNDERGROUND
- LOTS 1-29 TO BE SERVED BY INDIVIDUAL WELLS AND WEST MAINLINE SEWER
- LOTS 40 TO 42 TO BE SERVED BY PROVIDENCE WATER AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
- WETLANDS DELINEATED BY NATURAL RESOURCE SERVICES INC
- PROPERTY LINES AND TOPOGRAPHIC INFORMATION FROM SURVEY SURVEYS INC
- ROADWAY ISLANDS SHALL BE LANDSCAPED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- VEGETATION TO BE MAINTAINED AS WOODED AND LAWN AREA FOR ACTIVE AND PASSIVE RECREATION
- EXISTING UTILITIES ARE FROM THE BEST AVAILABLE INFORMATION CONTRACTOR SHALL VERIFY ALL UTILITIES IN ACCORDANCE WITH THE SITE REQUIREMENTS
- RAISED WALK ON DIRT SERVICE CHECKS SHALL BE INSTALLED AT ALL DEVELOPMENT LIMITS OF DISTURBANCE PRIOR TO THE START OF EARTH DISTURBING ACTIVITIES
- OVERALL SITE PLAN IS INTENDED FOR A GRAPHIC OVERVIEW ONLY SEE GRADING PLANS AND PLAN & PROFILE SHEETS FOR DETAILS OF CONSTRUCTION
- REFERENCE #1 D.E.W. WETLANDS PERMIT # 05-0101
- SITE IS LOCATED WITHIN ZONE C, AREA OF MINIMAL FLOODING ON FLOOD INSURANCE RATE MAP FOR DANBURY, CT. FLOOD # 4655M DURING ALL PROPOSED WORK WILL BE LOCATED OUTSIDE OF ANY 100-YEAR FLOOD PLAIN. 100-YEAR FLOOD PLAIN ASSOCIATED WITH LUPMIT BROOK CALCULATED BY S.F.A. ENGINEERING ASSOCIATES NOV 2008

ZONING DATA

CLUSTER SUBDIVISION
 ZONING: RESIDENTIAL AHD
 MIN LOT AREA: 20,000 S.F.
 MIN FRONTAGE: 125'
 MIN YARDS: FRONT 30'
 SIDE 15'
 REAR 30'

FLAT AREAS

42 LOTS: 36.29 AC.±
 ROADWAY: 11.97 AC.±
 OPEN SPACE: 42.04 AC.±
 SUBDIVISION TOTAL: 90.30 AC.±

OPEN SPACE REQUIREMENTS

AREA OF SLOPES > 15%: 2.5 AC.±
 AREA OF WETLANDS: 18.0 AC.±
 RECD OPEN SPACE: $(112.4 - 19.0) \times .26 = 23.25$ AC.
 RECD USEABLE OPEN SPACE: $0.5 \times 23.25 = 11.7$ AC.
 PROVIDED USEABLE OPEN SPACE: 60.8 - 19.0 - 25.35 = 16.45

DENSITY CALCULATIONS

$112.40 - 11.97 - 18.0 - 3.5 = 79.9$ AC.
 $79.9 \times 42,500 \div 80,000 = 42.4$
 42 LOTS ALLOWED

PHASING DATA

| PHASE | LOTS |
|-------|------------|
| 1 | 1-6, 25-29 |
| 2 | 7-24 |
| 3 | 30-39 |
| 4 | 40-42 |



| DATE | REVISION |
|-----------------------------------|---------------------------|
| 11-7-08 | FW COMMENTS |
| 4-10-09 | 200' AVERBANK WETLAND LOT |
| 7-17-09 | ENTRANCE R.O.W. |
| 7-29-09 | PRELIMINARY SUBMISSION |
| DWN. BY: LBC DWG. NO. 07442200P-1 | |

TOPOGRAPHIC INFORMATION ON THESE PLANS WAS COMPILED FROM THE GRADING SURVEYS AND MOBILE TOPOGRAPHIC SURVEYS AND CONFORMS TO A CLASS B STANDARD AS ADOPTED BY THE CT. BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS

SEM S.F.A. ENGINEERING ASSOCIATES
 410 TOOGUE AVENUE
 DANBURY, CT 06820

Open Space and Recreation Element

OSP-3.3 Adopt and encourage use of zoning regulations that support conservation of open space in residential development.

Land Use Element

LUG-1 Preserve the rural quality and critical resources of Western Cranston through appropriate land use controls.

LUP-1.4 Preserve and enhance the quality of existing valuable resources including wetlands, surface water, ground water, wildlife habitats and migration corridors, historic sites, scenic views and unique cultural resources.

LUG-13 Preserve scenic landscapes and view sheds.

Natural Resources Element

NRG-1 Protect and enhance Cranston's natural environment and resources. Establish a balance between natural resource protection and growth-related needs.









Approval Process

- “The Plan Commission was presented with no evidence to the contrary”

United States Investment & Development Corp v. The
Platting Board of Review of the City of Cranston et al. C.A. No.
PC-2016-5739

Evidence

- Comprehensive Plan Goals and Policies
- Photographs
- Scientific studies
- Personal testimony based upon demonstrated facts
- Inadequate protection of abutters - Buffers

Buffers

- State Siting Guidelines emphasize:
- Setbacks – 50 feet recommended
- Vegetation – Landscape Plans



Topography + Orientation























Other Issues

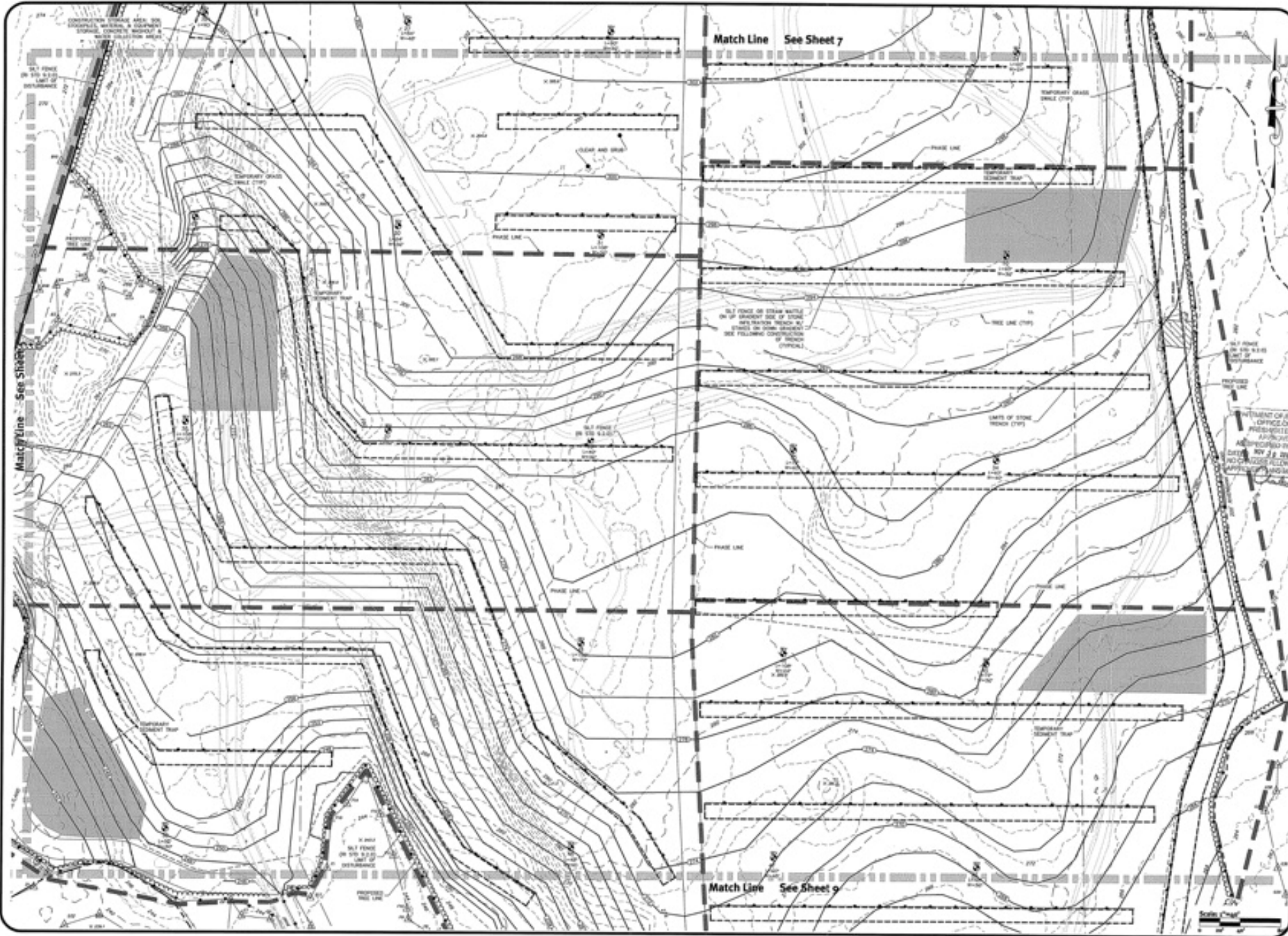
- Air Rights
- Soil Erosion and Sediment Control Plans
- LiDAR
- Soil Descriptions
- Top Soil
- Interconnection Impacts











Match Line - See Sheet 5

Match Line See Sheet 7

Match Line See Sheet 6

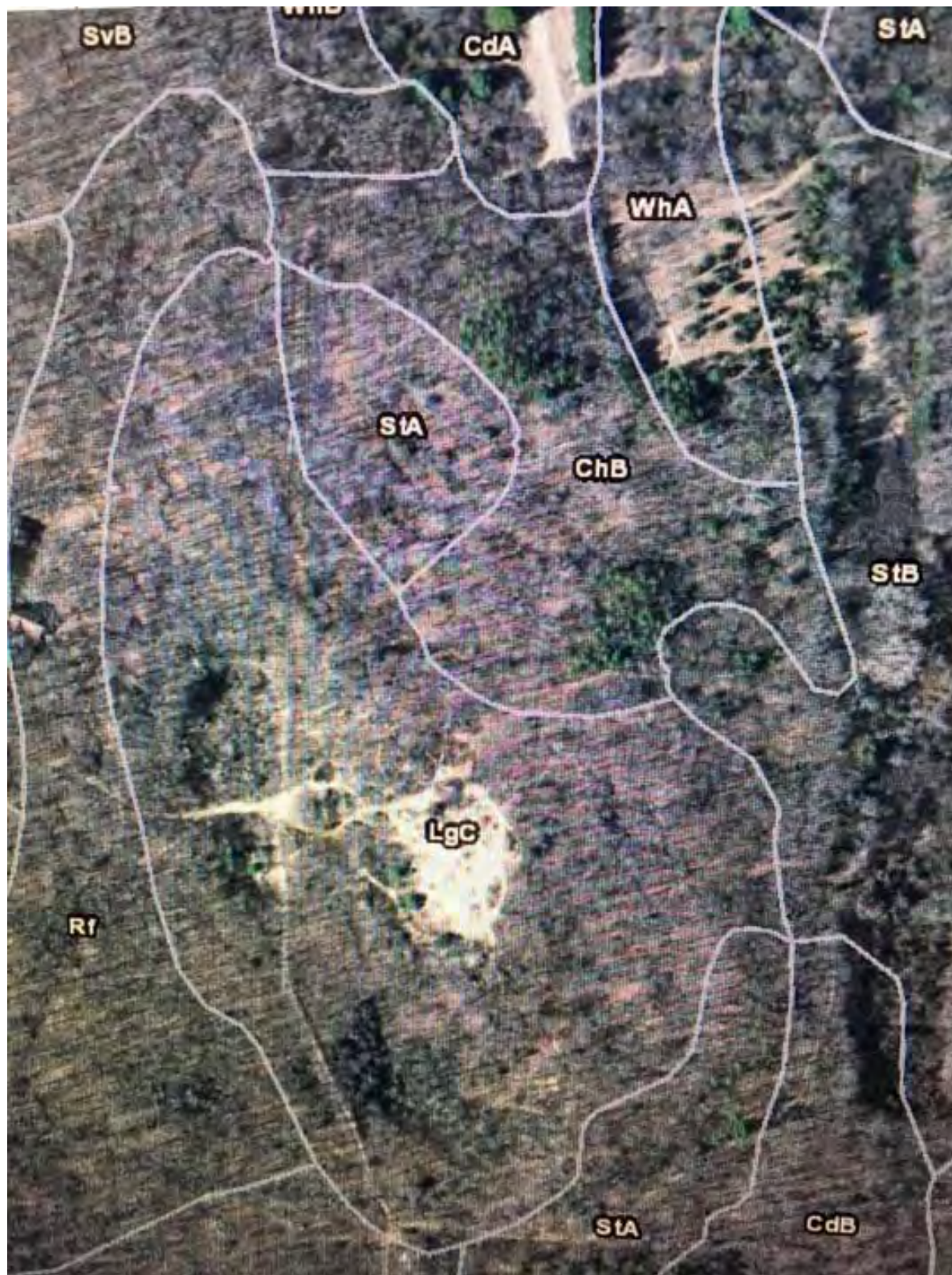
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SEAL A PLOT
 No. 100
 100 Middle Street
 Cranston, RI 02910

Environmental Manager
OCT 24 2006
 Office of Water Resources

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 DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 DIVISION OF WATER RESOURCES
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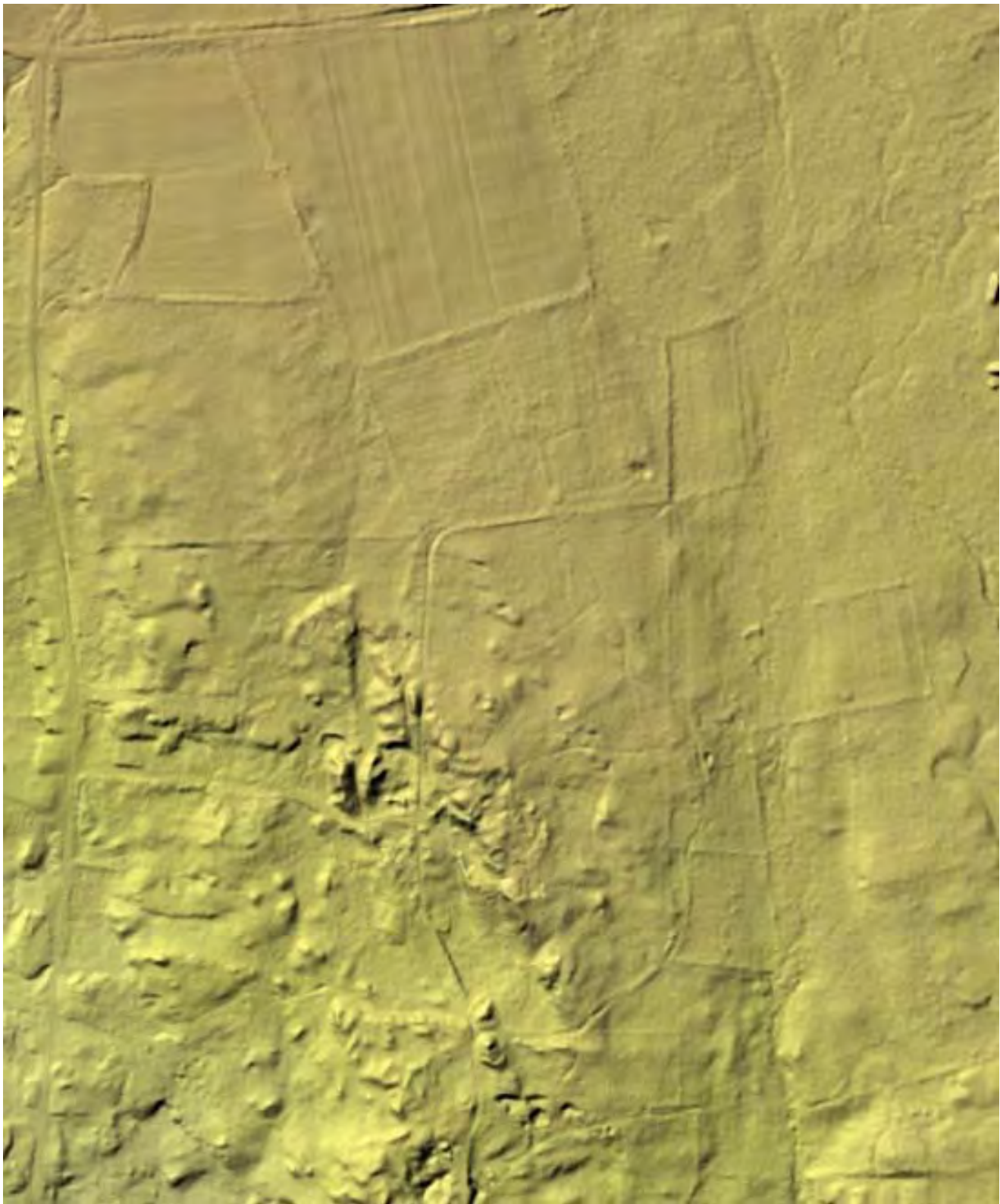
SESC Plan-2
SSRE RI Gold Meadow Farms
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 www.southernsky.com























NOTICE
FUNDRAISER

ROCK





\$329,146

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West Bay Land Trust

dwdoe@cox.net

<https://www.flickr.com/photos/cranstonsolar/>