

Burrillville Planning Board – Findings of Fact & Decision

Applicant(s): The Narragansett Electric Company

Plan Name: Nasonville Substation 115kV Transmission Line **Plan Date:** August 12, 2024

Type of Development: Major Land Development Final Plan

Property Location: ROW off Douglas Tpk to North Smithfield line **Assessor’s Map(s)/Lot(s):**
Map 131, Lots 011, 012, and 014 & Map 132, Lots 007, 029, 034, 035, 039, 040, 043 and 047

Zoning District(s) and Overlay Zone(s) (including Aquifer Overlay): F-2, A-80, A-100 & A-120

Property Owner(s): The Narragansett Electric Company 280 Melrose St. Providence, RI 02903

Engineer/Surveyor: BSC Group 1 Mercantile St. Suite 610 Worcester, MA 01608

FINDINGS OF FACT FOR DIMENSIONAL VARIANCE:

Pursuant to the provisions of RIGL Section 45-23-60 Required Findings, the Administrative Officer has arrived at and agreed upon the following findings of fact:

- **The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in RIGL 45-24-30(a)(16).**
- **The hardship is not the result of any prior action of the applicant.**
- **The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Chapter or the Comprehensive Plan upon which the Zoning Chapter is based.**
- **The hardship suffered by the owner of the subject property, should the dimensional variance not be granted, would amount to more than a mere inconvenience and the relief sought is minimal for reasonable enjoyment of the permitted use to which the property is proposed. (The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for approval of relief).**

The project involves upgrades and expansion of an existing electric transmission ROW. Thus, the project will not alter the general character of the surrounding area or impair the intent or purpose of the Ordinance or the Comprehensive Plan. The hardship is due to the design characteristics of the transmission line and switching station structures requiring a 68-foot dimensional height variance from Zoning Ordinance section 30-11, maximum height of main structure in F-2 zone of 35 feet to allow installation of utility structures with heights if 76-103 feet tall to comply with electrical safety and clearance standards and codes including the National Electrical Safety Code, other industry standards and corresponding company requirements. The hardship is not the result of prior actions of the applicant and the purpose the project to fulfill the company’s statutory duty to provide and maintain reliable service to its customers and not for its own economic gain.

APPROVAL:

In accordance to the provisions of 15-6.6(c)(3) and 15-6.7(f)(4), the final plan review has been conducted and approved by the Administrative Officer.

CERTIFICATION:

This is to certify that the above statement of Findings of Fact & Decision reflects the action of the Administrative Officer on and is consistent with the Subdivision and Land Development Regulations (adopted January 5, 2009) and with the town’s Zoning Ordinance (adopted July 8, 1961). This is a true and accurate recording of such action and is a part of the official record of the Burrillville Planning Board, Burrillville Zoning Office and Burrillville Land Evidence Records.

Raymond Goff, Town Planner

VICKI T. MARTIN
TOWN OF BURRILLVILLE
TOWN CLERK
Apr 02, 2024 10:16A

Certified on: April 1, 2026