

GEORGE W. WATSON III

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Also admitted in Massachusetts  
and Connecticut

***Via Hand Delivery and Email***

December 9, 2020

Kathleen Mignanelli  
Siting Board Coordinator  
Energy Facility Siting Board  
89 Jefferson Boulevard  
Warwick, RI 02888


Re: The Narragansett Electric Company d/b/a National Grid SB-2020-03  
Notice of Intent to Construct 115 kV Loop Lines of Less Than 1000 Feet  
(Wickford Junction Substation Loop Line)

Dear Kathleen:

I am enclosing for filing an original and seven (7) copies of The Narragansett Electric Company d/b/a National Grid's Response to Data Request No. 1 in the above-referenced matter.

Please contact me with any questions.

Very truly yours,



George W. Watson III

Enclosures

Copy to: Docket SB-2020-03 Service List (*via email*)

STATE OF RHODE ISLAND  
ENERGY FACILITY SITING BOARD

In re: The Narragansett Electric Company :  
d/b/a National Grid – Notice of Intent to :  
Construct 115 kV Loop Lines of Less than 1000 Feet : Docket No. SB-2020-03  
(Wickford Junction Substation Loop Lines) :

**NATIONAL GRID’S RESPONSES TO THE  
ENERGY FACILITY SITING BOARD’S FIRST SET OF DATA REQUESTS**

DATA REQUEST NO. 1-1: Please confirm that The Narragansett Electric Company d/b/a National Grid filed a copy of the above-captioned Notice of Intent with the North Kingstown Town Council as required by 445-RICR-00-00-1.6(C) of the Rules of Practice and Procedure.

RESPONSE:

Electronic and hard copies of the Notice of Intent were provided to the Town Clerk for distribution to the Town Council. On December 4, 2020 the Town Clerk confirmed that a hard copy of the Notice of Intent was provided to each Town Council member.

STATE OF RHODE ISLAND  
ENERGY FACILITY SITING BOARD

In re: The Narragansett Electric Company :  
d/b/a National Grid – Notice of Intent to :  
Construct 115 kV Loop Lines of Less than 1000 Feet : Docket No. SB-2020-03  
(Wickford Junction Substation Loop Lines) :

**NATIONAL GRID’S RESPONSES TO THE  
ENERGY FACILITY SITING BOARD’S FIRST SET OF DATA REQUESTS**

DATA REQUEST NO. 1-2: Please provide a copy of the mailed hearing notice sent to abutters.

RESPONSE:

Attached are copies of the notices that were mailed for the North Kingstown Planning Board hearing (Attachment 1-2A) and the North Kingstown Zoning Board of Review hearing (Attachment 1-2B). The notices were sent via certified mail. Also attached is the list of abutters used for each mailing. See Attachment 1-2C.



**Town of North Kingstown  
Planning Commission  
Notice of Public Hearing**

A public hearing will be held for all interested persons in the Municipal Offices Court Room, 100 Fairway Drive, North Kingstown, Rhode Island on October 6, 2020 at 7:30 PM for the purpose of considering the following application:

Application of the Narragansett Electric Company d/b/a National Grid and Robert Catalozzi Building, LLC for modification of the preliminary plan of Helen's Knolls (Robert's Way) located at AP 101 Lots 117, 118, 119, 008, 120, 121, 122. Proposal is to merge portions of Lots 120 and 121 with AP 101 Lot 15. Properties are zoned Rural Residential (RR), Neighborhood Residential (NR), and are within the Groundwater Two (GW2) overlay.

This meeting will be held in the Municipal Offices Court Room if the meeting is allowed to be held at this location; however, public attendance is not permitted, and the Planning Commission will convene the meeting with the virtual, remote access option available utilizing the following link:

<https://us02web.zoom.us/j/83405489180?pwd=a3N5K0g3VkVHSDBsdWxIQ2ZXVXdjQT09>

Or you may join by phone:

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Meeting ID: 834 0548 9180

Password:678210

For members of the public, once you enter the call, you will be placed on mute until a request for comments is made. A moderator will manage the order of the calls and will unmute the calls one-by-one.

You may also email comments to [nlafontaine@northkingstown.org](mailto:nlafontaine@northkingstown.org). Please include your name, address, and statement. Only comments including all required information will be read into the record.

Plans of this application may be examined by request via email to [nlafontaine@northkingstown.org](mailto:nlafontaine@northkingstown.org). An electronic copy of the application will be sent to you.

Plans of the application will be available for examination between the hours of 8:30 AM-12:00 PM and 1:00-4:30 PM, Monday through Friday, at the North Kingstown Department of Planning & Development, 100 Fairway Drive.

This application may be further revised by the Planning Commission as a result of further study or because of views expressed at the public hearing. The Town of North Kingstown will provide interpreters for the hearing impaired provided that three (3) days written notice is given in advance.

North Kingstown Planning Commission



## Town of North Kingstown Notice of A Public Hearing

Notice is hereby given that the Town of North Kingstown Zoning Board of Review will hold a public hearing on Tuesday, November 10, 2020 at 7:00 PM in the North Kingstown Municipal Offices Conference Room, 100 Fairway Dr., North Kingstown, RI, for the purpose of hearing all persons for or against the following notice request:

Request by The Narragansett Electric Company d/b/a National Grid, 280 Melrose Street, Providence RI 02907 for the approval of a special use permit for an electric substation in accordance with Article III: Land Use Table: *Utilities (3) Electric substation* and for dimensional variance(s) for relief from the 35' height requirement as set out in Article IV: Dimensional Regulations: Table 2A: Residential Districts to allow for the construction of substation structures in excess of the 35' height requirement located at 1080 Ten Rod Road, North Kingstown, RI 02852 Plat 101 Lots 015 zoned Rural Residential (RR) and located within the Groundwater Two (GW2). This application also includes portions of existing AP 101 Lots 120 & 121, zoned Neighborhood Residential (NR) also located within the GW2 Overlay which are proposed to be merged to AP 101 lot 015.

The meeting will be held in the Municipal Offices Court Room if the meeting is allowed to be held at this location, with the virtual, remote access option available utilizing the following link. If gatherings remain prohibited, public attendance will not be permitted, and the Zoning Board of Review will convene the meeting with virtual, remote access using the following link.

<https://us02web.zoom.us/j/83295991107?pwd=d3g4eWsraTR4eENtWFF3bXd1M05PZz09>

**Meeting ID:** 832 9599 1107      **Password:** 539561

Or you may join by phone. Dial: US: +1 301 715 8592 or +1 312 626 6799 or  
+1 929 436 2866 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

For members of the public, once you enter the call, you will be placed on mute until a request for comments is made. A moderator will manage the order of the calls and will unmute the calls one-by-one.

You may also email comments to [mharrington@northkingstown.org](mailto:mharrington@northkingstown.org). Please include your name, address, and statement. Only comments including all required information will be read into the record.

Plans of the application will be available for examination between the hours of 8:30 AM-12:00 PM and 1:00 PM-4:30 PM, Monday through Friday, at the North Kingstown Department of Planning & Development, 100 Fairway Drive.

The Town of North Kingstown will provide interpreters for the hearing impaired provided that three (3) days written notice is given in advance.

ABUTTERS WITHIN 200 FEET OF 1080 TEN ROD ROAD (Plat 101, Lot 15)										
Plat Number	Lot Number	Lot Address	City	State	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
101	005	25 Roberts Way	North Kingstown	RI	02852	R A C Acquisitions LLC	c/o Roberts Health Center, 25 Roberts Way	North Kingstown	RI	02852
101	006	1010 Ten Rod Road	North Kingstown	RI	02852	Shewatuck LLC	790 Ten Rod Road	North Kingstown	RI	02852
101	007	1026 Ten Rod Road	North Kingstown	RI	02852	Harry Whilden III	1026 Ten Rod Road	North Kingstown	RI	02852
101	008	0 Roberts Way	North Kingstown	RI	02852	Helens Knolls Open Space, c/o Richard A Catalozzi	25 Roberts Way	North Kingstown	RI	02852
101	011	1116 Ten Rod Road	North Kingstown	RI	02852	Joseph E Medeiros	1116 Ten Rod Road	North Kingstown	RI	02852
101	013	0 Ten Rod Road	North Kingstown	RI	02852	Narragansett Electric Company	C/O Property Tax Department 40 Sylvan Road	Waltham	MA	02451
101	014	1120 Ten Rod Road	North Kingstown	RI	02852	Myra P. Heise and Kevin C Heise	1120 Ten Rod Road	North Kingstown	RI	02852
101	015	1080 Ten Rod Road	North Kingstown	RI	02852	Narragansett Electric Company	C/O Property Tax Department 40 Sylvan Road	Waltham	MA	02451
101	019	1130-1130 Ten Rod Road	North Kingstown	RI	02852	Meadows Professional Office Condominiums	1130 Ten Rod Road	North Kingstown	RI	02852
101	022	1130 Ten Rod Road, A-101	North Kingstown	RI	02852	Libman Realty LLC	1130 Ten Rod Road #A-101	North Kingstown	RI	02852
101	023	1130 Ten Rod Road, A-102	North Kingstown	RI	02852	Judith Clarke Jones	110 Kogoli Way	Wakefield	RI	02879
101	024	1130 Ten Rod Road, A-103	North Kingstown	RI	02852	NAMC LLC	C/O James O'Neil 1130 Ten Rod Road, A103	North Kingstown	RI	02852
101	025	1130 Ten Rod Road, A-104	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	026	1130 Ten Rod Road, A-201	North Kingstown	RI	02852	Duggan Real Estate Holdings LLC	1130 Ten Rod Road #A-201	North Kingstown	RI	02852
101	027	1130 Ten Rod Road, A-202	North Kingstown	RI	02852	Duggan Real Estate Holdings LLC	1130 Ten Rod Road #A-202	North Kingstown	RI	02852
101	028	1130 Ten Rod Road, A-203	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	029	1130 Ten Rod Road, A-204	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	030	1130 Ten Rod Road, A-205	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	031	1130 Ten Rod Road, A-206	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	032	1130 Ten Rod Road, A-207	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	033	1130 Ten Rod Road, A-208	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	034	1130 Ten Rod Road, B-101	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	035	1130 Ten Rod Road, B-102	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	036	1130 Ten Rod Road, B-103	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	037	1130 Ten Rod Road, B-104	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	038	1130 Ten Rod Road, B-201	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	039	1130 Ten Rod Road, B-202	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	040	1130 Ten Rod Road, B-203	North Kingstown	RI	02852	MSA Trust LTD	C/O Michael Abbood 5 Middle Street	Jamestown	RI	02835
101	041	1130 Ten Rod Road, B-204	North Kingstown	RI	02852	Efrem Bromberg and Nancy Graham	35 Liberty Burch Road	Exeter	RI	02822
101	042	1130 Ten Rod Road, B-205	North Kingstown	RI	02852	Elizabeth F Sullivan and James C Sullivan	1130 Ten Rod Road - B-206	North Kingstown	RI	02852
101	043	1130 Ten Rod Road, B-206	North Kingstown	RI	02852	Elizabeth F Sullivan and James C Sullivan	1130 Ten Rod Road - B-206	North Kingstown	RI	02852
101	044	1130 Ten Rod Road, B-207	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	045	1130 Ten Rod Road, B-208	North Kingstown	RI	02852	James and Elizabeth Sullivan & Donna S Madden	1130 Ten Rod Road #B-208	North Kingstown	RI	02852
101	046	1130 Ten Rod Road, E-101	North Kingstown	RI	02852	Psychotherapy Practices of North Kingstown LLC	1130 Ten Rod Road E-101	North Kingstown	RI	02852
101	047	1130 Ten Rod Road, E-102	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	048	1130 Ten Rod Road, E-103	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	049	1130 Ten Rod Road, E-104	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	050	1130 Ten Rod Road, E-201	North Kingstown	RI	02852	Oakwood Associates	1130 Ten Rod Road E-201	North Kingstown	RI	02852
101	051	1130 Ten Rod Road, E-202	North Kingstown	RI	02852	Oakwood Associates	1130 Ten Rod Road E-201	North Kingstown	RI	02852
101	052	1130 Ten Rod Road, E-203	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	053	1130 Ten Rod Road, E-204	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	054	1130 Ten Rod Road, E-205	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	055	1130 Ten Rod Road, E-206	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	056	1130 Ten Rod Road, E-207	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	057	1130 Ten Rod Road, E-208	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	058	1130 Ten Rod Road, E-301	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	059	1130 Ten Rod Road, E-302	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	060	1130 Ten Rod Road, E-303	North Kingstown	RI	02852	Zackso Properties LLC	2605 Division Road	East Greenwich	RI	02818
101	061	1130 Ten Rod Road, E-304	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	062	1130 Ten Rod Road, E-305	North Kingstown	RI	02852	Zackso Properties LLC	2605 Division Road	East Greenwich	RI	02818
101	063	1130 Ten Rod Road, E-306	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	064	1130 Ten Rod Road, E-307	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	065	1130 Ten Rod Road, E-308	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	066	1130 Ten Rod Road, F-101	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	067	1130 Ten Rod Road, F-102	North Kingstown	RI	02852	Morris Realty LLC	1130 Ten Rod Road F-102	North Kingstown	RI	02852
101	068	1130 Ten Rod Road, F-103	North Kingstown	RI	02852	Aldred Associates LLC	1130 Ten Rod Road F-103	North Kingstown	RI	02852
101	069	1130 Ten Rod Road, F-104	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	070	1130 Ten Rod Road, F-201	North Kingstown	RI	02852	D&F Associates LLC	1130 Ten Rod Road F-201	North Kingstown	RI	02852
101	071	1130 Ten Rod Road, F-202	North Kingstown	RI	02852	D&F Associates LLC	1130 Ten Rod Road F-201	North Kingstown	RI	02852
101	072	1130 Ten Rod Road, F-203	North Kingstown	RI	02852	J2 Properties	52 Thornton Way	North Kingstown	RI	02852
101	073	1130 Ten Rod Road, F-204	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	074	1130 Ten Rod Road, F-205	North Kingstown	RI	02852	J2 Properties	52 Thornton Way	North Kingstown	RI	02852

Plat Number	Lot Number	Lot Address	City	State	Zip Code	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
101	075	1130 Ten Rod Road, F-206	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	076	1130 Ten Rod Road, F-207	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	077	1130 Ten Rod Road, F-208	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	078	1140 Ten Rod Road	North Kingstown	RI	02852	Lischio Enterprises II LLC	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	079	1130 Ten Rod Road, E-105	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	080	1130 Ten Rod Road, C-102	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	081	1130 Ten Rod Road, C-102	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	082	1130 Ten Rod Road, C-103	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	083	1130 Ten Rod Road, C-104	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	084	1130 Ten Rod Road, C-105	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	085	1130 Ten Rod Road, C-106	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	086	1130 Ten Rod Road, C-201	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	087	1130 Ten Rod Road, C-202	North Kingstown	RI	02852	Perspectives Realty LLC	1130 Ten Rod Road #B-101	North Kingstown	RI	02852
101	088	1130 Ten Rod Road, C-203	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	089	1130 Ten Rod Road, C-204	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	090	1130 Ten Rod Road, C-205	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	091	1130 Ten Rod Road, C-206	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	092	1130 Ten Rod Road, C-207	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	093	1130 Ten Rod Road, C-208	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	094	1130 Ten Rod Road, F-105	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	095	1130 Ten Rod Road, F-106	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	096	1130 Ten Rod Road, D-101	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	097	1130 Ten Rod Road, D-102	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	098	1130 Ten Rod Road, D-103	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	099	1130 Ten Rod Road, D-104	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	100	1130 Ten Rod Road, D-105	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	101	1130 Ten Rod Road, D-201	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	102	1130 Ten Rod Road, D-202	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	103	1130 Ten Rod Road, D-203	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	104	1130 Ten Rod Road, D-204	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	105	1130 Ten Rod Road, D-205	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	106	1130 Ten Rod Road, D-206	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	107	1130 Ten Rod Road, D-207	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	108	1130 Ten Rod Road, D-208	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	109	1130 Ten Rod Road, D-301	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	110	1130 Ten Rod Road, D-302	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	111	1130 Ten Rod Road, D-303	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	112	1130 Ten Rod Road, D-304	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	113	1130 Ten Rod Road, D-305	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	114	1130 Ten Rod Road, D-306	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	115	1130 Ten Rod Road, D-307	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	116	1130 Ten Rod Road, D-308	North Kingstown	RI	02852	Meadows Professional Office Park Condominiums Limited	1130 Ten Rod Road E-207	North Kingstown	RI	02852
101	118	64 Roberts Way	North Kingstown	RI	02852	Richard A Catalozzi Building LLC	25 Roberts Way	North Kingstown	RI	02852
101	119	82 Roberts Way	North Kingstown	RI	02852	Richard A Catalozzi Building LLC	25 Roberts Way	North Kingstown	RI	02852
101	120	91 Roberts Way	North Kingstown	RI	02852	Richard A Catalozzi Building LLC	25 Roberts Way	North Kingstown	RI	02852
101	121	71 Roberts Way	North Kingstown	RI	02852	Richard A Catalozzi Building LLC	25 Roberts Way	North Kingstown	RI	02852
101	122	61 Roberts Way	North Kingstown	RI	02852	Richard A Catalozzi	25 Roberts Way	North Kingstown	RI	02852
112	010	1123 Ten Rod Road	North Kingstown	RI	02852	Buffery Family Revocable Trust	106 Hornet Road	North Kingstown	RI	02852
112	011	0 Ten Rod Road	North Kingstown	RI	02852	TEN ROD WJ1 LLC	Attn: Colin Kane, Manager, 20 Newman Avenue, Suite 1005	Rumford	RI	02916
112	023	0 Ten Rod Road	North Kingstown	RI	02852	Narragansett Electric Company	C/O Property Tax Department 40 Sylvan Road	Waltham	MA	02451
112	115	1007 Ten Rod Road	North Kingstown	RI	02852	TEN ROD WJ1 LLC	Attn: Colin Kane, Manager, 20 Newman Avenue, Suite 1005	Rumford	RI	02916
112	116	1051 Ten Rod Road	North Kingstown	RI	02852	TEN ROD WJ1 LLC	Attn: Colin Kane, Manager, 20 Newman Avenue, Suite 1005	Rumford	RI	02916
112	117	1041 Ten Rod Road	North Kingstown	RI	02852	TEN ROD WJ2 LLC	Attn: Colin Kane, Manager, 20 Newman Avenue, Suite 1005	Rumford	RI	02916
101	010	40 Roberts Way	North Kingstown	RI	02852	Margaret Swift, Trustee	945 Main Street, C33	East Greenwich	RI	02818
101	016	Ten Rod Road	North Kingstown	RI	02852	Narragansett Electric Company	C/O Property Tax Department 40 Sylvan Road	Waltham	MA	02451
101	017	20 Roberts Way	North Kingstown	RI	02852	Debra L. Corbett and James W Corbett Jr.	20 Roberts Way	North Kingstown	RI	02852
112	112	1031 Ten Rod Road	North Kingstown	RI	02852	Wal-Mart Real Estate Business Trust	Property Tax Dept. - Store 2261, P.O. Box 8050 - MS 0555	Bentonville	AR	72712
112	113	Ten Rod Road	North Kingstown	RI	02852	CIOE Lender LLC	930 Sylvan Avenue, Suite 110	Englewood Cliff	NJ	07632
112	119	Ten Rod Road	North Kingstown	RI	02852	RI Public Rail Corporation	Two Capital Hill	Providence	RI	02903
112	120	1011 Ten Rod Road	North Kingstown	RI	02852	WJ Parking LLC	RI Dept of Transportation, P.O. Box 89638	Tucson	AR	85752
200	001	912 Ten Rod Road	North Kingstown	RI	02852	National Railroad Corp	30th Street Station, 4 South, Attn: Vice Pres Real Estate	Philadelphia	PA	19104

STATE OF RHODE ISLAND  
ENERGY FACILITY SITING BOARD

In re: The Narragansett Electric Company :  
d/b/a National Grid – Notice of Intent to :  
Construct 115 kV Loop Lines of Less than 1000 Feet : Docket No. SB-2020-03  
(Wickford Junction Substation Loop Lines) :

**NATIONAL GRID’S RESPONSES TO THE  
ENERGY FACILITY SITING BOARD’S FIRST SET OF DATA REQUESTS**

DATA REQUEST NO. 1-3: If the hearing notice mailed to abutters did not include notice of the loop lines, please inform whether those abutters have been provided notice of the loop lines and given the opportunity to comment.

RESPONSE:

The relief was not necessary for the loop lines, but they were referenced in the local applications because a dimensional variance from the height restrictions was required for the termination structures that support the loop lines. The hearings before the Planning Commission and Zoning Board of Review were public.



STATE OF RHODE ISLAND  
ENERGY FACILITY SITING BOARD

In re: The Narragansett Electric Company :  
d/b/a National Grid – Notice of Intent to :  
Construct 115 kV Loop Lines of Less than 1000 Feet : Docket No. SB-2020-03  
(Wickford Junction Substation Loop Lines) :

**NATIONAL GRID’S RESPONSES TO THE  
ENERGY FACILITY SITING BOARD’S FIRST SET OF DATA REQUESTS**

DATA REQUEST NO. 1-4: Please provide copies of the local zoning relief and the permits and certifications received.

RESPONSE:

Below is a list of the recorded decisions approving the proposed Wickford Junction Substation.

- North Kingstown Planning Commission Major Modification: Helen Knolls Subdivision dated October 20, 2020 and recorded December 2, 2020 in Book 3350, Page 47 of the North Kingstown Land Evidence Records (Attachment 1-4A).
- North Kingstown Planning Commission Development Plan Review Decision for Meeting Dates October 6, 2020 and October 20, 2020 recorded December 2, 2020 in Book 3350, Page 52 of the North Kingstown Land Evidence Records (Attachment 1-4B).
- North Kingstown Zoning Board of Review Decision for Meeting Date November 10, 2020 recorded December 2, 2020 in Book 3350, Page 57 of the North Kingstown Land Evidence Records (Attachment 1-4C).



## Town of North Kingstown, Rhode Island

100 Fairway Drive  
North Kingstown, RI 02852-5  
Phone: (401) 294-3331  
Web: www.northkingstown.org

**NORTH KINGSTOWN**

**NORTH KINGSTOWN PLANNING COMMISSION  
MAJOR MODIFICATION: HELENS KNOLLS SUBDIVISION**

**DEC 02 2020**

**TOWN CLERK**

**Date:** October 20, 2020  
**Applicant:** The Narragansett Electric Company d/b/a National Grid, 280 Melrose Street, Providence RI 02907  
**Owner(s):** AP 101 Lot 15: Narragansett Electric Company, C/O Property Tax Dept., 40 Sylvan Rd, Waltham, MA 02451  
AP 101 Lots 117 and 122: Richard A. Catalozzi, 25 Roberts Way, North Kingstown 02852  
AP 101 Lots 118, 119, 120, and 121: Richard A. Catalozzi Building, LLC, 25 Roberts Way, North Kingstown  
AP 101 Lot 8: Helens Knolls Open Space, Roberts Way, North Kingstown, RI 02852  
**Requested Action:** Major modification to Helen's Knolls Subdivision. Proposal is to merge portions of AP 101 Lots 120 and 121 with AP 101 Lot 15.  
**Subject Premises:** Located at AP 101 Lots 117, 118, 119, 008, 120, 121, 122 & 15. Properties are zoned Rural Residential (RR), Neighborhood Residential (NR) and located within the Groundwater Two (GW2) overlay.

### **Applicable Documents**

- Public Notice from September 17<sup>th</sup>, 2020 in The Independent
- Application dated 07/23/20
- Staff Report prepared for the October 06, 2020 meeting
- Cover letter dated September 11, 2020 from George W. Watson III to Nicole LaFontaine, Director of Planning and Development
- Subsequent letter dated September 21, 2020 from George W. Watson III to M. Harrington, Supervising Planner outlining the average lot density for the modified Helens Knolls subdivision. The corrected density calculation was provided in the letter dated October 19, 2020.
- Abutters List and Map
- Subdivision plan dated September 8, 2020 prepared by DGT Associates Surveying & Engineering for major modification showing portions of AP 101 lots 120 & 121 which will be merged to lot 15 for the owners: The Narragansett Electric Company, 280 Melrose Street,

Providence, RI 02907 & Richard A. Catalozzi Building LLC, 25 Roberts Way, North Kingstown, RI 02852

- Helens Knolls Final Subdivision Plan dated March 26, 2004, prepared by David D. Gardner & Associates, Inc. Civil Engineers, Land Surveyors, Land Planners; 200 Metro Center Boulevard, Warwick, RI 02886
- Conservation Easement BK 1905 Pg270 recorded on August 27, 2004

**Findings of Fact:**

Based upon the application and documentation presented for the major modification to the final plan for Helens Knolls Subdivision which may be subject to slight changes and revisions, the Planning Commission makes the following findings of fact and reaches the following decision:

1. Major changes to a land development or subdivision plan may be approved only by the planning commission and shall follow the same review and public hearing process as required for preliminary approval to a major land development and major subdivision as provided for in article 5.0 of the Subdivision and Land Development Regulations.
2. The Planning Commission reviewed the applicant's submitted request to modify the final plan of Helen Knolls Subdivision at the public hearing meeting on October 06, 2020. The hearing was advertised on September 17, 2020 in The Independent.
3. The applicant requests the following modifications to the previously approved Helens Knolls subdivision:
  - a. To amend two previously approved lots of the subdivision, existing lots 120 & 121 and reduce the total number of lots in the subdivision from 6 lots to 5 lots.
  - b. To merge approximately 145,000 sq.ft./3.3 acres from this subdivision with existing AP 101 Lot 15, owned by The Narragansett Electric Company, 280 Melrose Street, Providence, RI 02907, increasing the lot size from 5 acres to 8.3 acres.
    - i. The submitted plan dated September 8, 2020 and received on September 11, 2020 entitled "*Subdivision in North Kingstown, Rhode Island, Washington County*" (Sheet 1 of 2) prepared by DGT Associates Surveying and Engineers depicts this and shows the proposed new eastern lot line, which incorporates .42 acres from existing lot 120 and 2.90 acres from lot 121 into the newly proposed lot area for AP 101 Lot 015.
    - ii. The original approval was for 6 lots on 574,352 sq.ft. with an average density of 87,120 sq.ft per lot. The modification plan will result in a development that will have 5 lots with an average lot area of 87,120 sq. ft. and a reduced subdivision total area of 439,498.4 sq.ft. which meets the density requirements. This was certified in the letter dated September 21,2020 and clarified in the subsequent letter dated October 19, 2020 which provided the corrected calculations for the average density of the 5 lots for the Helen Knolls Major Modification.
  - c. To replace the 15' no cut buffer that exists along the property perimeter as shown on the recorded subdivision final plan. The existing buffer will be removed as part of this subdivision along lots 120 & 121 and a replacement 15' no cut buffer will run along the new proposed western lot line of this subdivision.
  - d. To amend the conservation easement, which is approximately a 2 acre portion of the subdivision in the area located in the northern portion of lot 121 where there is a negative easement held by the Town of North Kingstown, for the benefit of the Town for the preservation of the natural, recreational and scenic values of the easement area, and replace with a new proposed conservation area, which will be located on AP 101 Lot 15.

- i. The submitted plan referenced above indicates a proposed conservation area to replace the previously approved area highlighted along the new eastern property boundary of AP 101 Lot 15 which is 70,000 sq.f.t/ 1.6 acres. The proposed amendment of the conservation easement requires Town Council approval.
- e. Therefore, as part of the modification decision for the required findings, the Planning Commission is required prior to granting approval, to make positive findings on all the applicable standards listed below, as part of the record. If a negative finding for any of these standards is made, the planning commission shall have grounds for denial of the project design. These standards are:
  - i. Each subdivision shall be consistent with the requirements of the town comprehensive plan and/or shall satisfactorily address the issues where there may be inconsistencies. The Planning Commission finds that the subdivision is consistent with the comprehensive plan as the property is designated as Transit Oriented Development in the Future Land Use Map.
  - ii. Each lot in the subdivision shall conform to the standards and provisions of the town zoning ordinance. The Planning Commission finds that the lots in the subdivision conform to the standards and provisions of the town zoning ordinance as the subdivision will reduce the number of lots from 6 to 5 to maintain the average density required in the Rural Residential and Groundwater Two (GW2) overlay zone. Additionally, the land to be added to AP 101 LOT 15 increases the existing size of the lot and does not affect the existing substation use on this property. The two parties have endeavored to meet both the letter and the intent of the requirements and they have established appropriate buffers.
  - iii. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.
    1. The major modification plan is maintaining the required lot size for lots within the groundwater overlay and is proposing to replace no cut buffer areas and modify the conservation easement area and there will be no significant environmental impacts as a result of the modifications proposed.
    2. Regarding AP 101 Lot 15, the substation is an existing use on the property and the modification will improve the lot by ensuring future proposals meet the letter and the intent of the requirements for such.
  - iv. The subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impractical. Lots with such physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans. The lots show safe and proper access, and the modification will not impact this.
  - v. All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this

requirement. This is a previously approved subdivision, whereby this modification is to move lot lines to create a buffer with a net reduction of one housing unit. The portion of lots 120 & 121 remaining in the Helens Knolls subdivision will be merged to ensure that the merged lot has adequate frontage.

- vi. Each subdivision shall provide for safe circulation of pedestrian and vehicular traffic; for adequate surface water runoff; for suitable building sites; and for the preservation of natural, historical, or cultural features that contribute to the attractiveness of the community. This modification is to move lot lines to create a buffer with a net reduction of one housing unit and will not impact the safe circulation of pedestrian and vehicular traffic, surface water runoff or suitable building sites.
  1. A conservation or preservation restriction pursuant to G.L. 1956, § 34-39-1 et seq., as amended, is granted to the Town of North Kingstown prohibiting any such present or future development within the easements shown on the final subdivision plan dated/recorded 2004 and the applicant has proposed modification of the restricted areas by removing it and relocating it on the adjoining parcel, being AP 101 Lot 15. This will be brought before the Town Council for their acceptance and will be a condition of the approval.
4. The Planning Commission finds the modifications proposed remain consistent with the original intent of the Planning Commission approval.
5. As part of the major modification, the Planning Commission makes a positive recommendation to the Town Council for the modification of the conservation easement area as depicted on the revised plan prepared by DGT Associates and Surveying dated September 08,2020.

**Based on the aforementioned findings, the Planning Commission finds that the application satisfies the requirements of Section 21-36 of the Town of North Kingstown Zoning Ordinance relating to the Rural Residential district and Article IV Table 2A of the Town of North Kingstown Zoning Ordinance relating to Standard Dimensional Regulations for Residential Districts.**

**Based on the aforementioned findings, the Planning Commission finds that the application satisfies the requirements of Section 3.1 of the Town of North Kingstown Subdivision and Land Development Regulations relating to general requirements.**

**Therefore, the Planning Commission voted 6-0 to APPROVE the application subject to the conditions of the original approval, with the modifications as described in the findings of fact for this major modification and all submitted materials and documents for the major modification.**

1. An amended final plan be shall be submitted to be signed for approval and recording purposes:
  - The plan should be entitled "Major Modification to the Helens Knolls Subdivision"
  - AP 101, Lots 120 and Lot 121 should be shown as one lot merged to reflect the overall subdivision having the modified 5 lots, rather that the previously approved 6 lots.
  - The average density calculation for the modified five lot subdivision shall be indicated on the final plan.

2. This modification approval is subject to obtaining approval from the Town Council to modify the conservation easement. Amended legal documents related to the modification shall be recorded. Prior to recording, the documents must be submitted to the Planning Department for approval by the town solicitor.

**Planning Commission Members Voting on Application:**

Mr. James Grundy, Mr. Patrick Roach, Ms. Tracey McCue, Mr. Paul Dion, Mr. Robert Jackson & Mr. Eric Wishart.

Town of North Kingstown Planning Commission

 Chair

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James Grundy, Chair

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## Town of North Kingstown, Rhode Island



100 Fairway Drive  
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**NORTH KINGSTOWN**

**NORTH KINGSTOWN PLANNING COMMISSION  
DEVELOPMENT PLAN REVIEW  
DECISION**

DEC 02 2020

**TOWN CLERK**

**Meeting Date(s):** October 06, 2020 & October 20, 2020  
**Applicant:** The Narragansett Electric Company d/b/a National Grid  
280 Melrose Street  
Providence RI 02907  
**Owner:** The Narragansett Electric Company, C/O Property Tax Dept., 40 Sylvan Rd,  
Waltham, MA 02451 (AP 101 Lot 15)  
Richard A. Catalozzi Building, LLC, 25 Roberts Way, North Kingstown, RI 02852  
(AP 101 Lots 120 and 121)  
**Subject Premises:** AP 101 Lot 15, located at 1080 Ten Rod Road, North Kingstown RI, 02852. This  
application also includes portions of existing AP 101 Lots 120 &  
121 (approximately 3.3 acres) which is going to be merged with AP 101 Lot 15  
**Zoning:** Rural Residential (RR) and Neighborhood Residential (NR)  
**Groundwater Status:** Located within the GW2 zone.  
**Requested Action:** Development Plan Review for the construction of a new electric substation called  
Wickford Junction Substation

**Applicable Documents and Plans:**

- *Development Plan Review Application and Application fee*
- *Planning Commission Minutes from October 06, 2020 meeting*
- *Zoning Board Application and narrative*
- *North Kingstown Tax Certificate dated August 27, 2020*
- *North Kingstown Planning Commission Staff Report prepared for October 06, 2020 meeting*
- *Email from Tim Cranston, Director of Water Supply to Maura Harrington, Supervising Planner dated September 04, 2019*
- *Email from Kim Wiegand, Town Engineer to Maura Harrington, Supervising Planner dated September 08, 2020*
- *Planning Commission Minutes from December 03, 2019 meeting*
- *Email from D. Peck, Building Official dated September 17, 2020 to M. Harrington, Supervising Planner*

- *Cover Letter received on September 11, 2020 from George W. Watson III of Robinson & Cole to Nicole LaFontaine, Planning Director*
- *Physical Alteration Permit Application No. 190725 correspondence dated September 11, 2019*
- *RIDEM approval letter dated September 24, 2020 for RIPDES File No. RIR 101919- Proposed Permit Modification*
- *Stormwater Management Report for Wickford Junction Substation 1080 Ten Road, North Kingstown, Rhode Island prepared by Scott D. Lindgren, Registered P.E. dated 07-24-20*
- *Conservation Easement BK 1905 Pg270 recorded on August 27, 2004*
- *Site Development Plans submitted on September 11, 2020 and prepared by Scott D. Lindgren, Registered P.E. of VHB, 1 Cedar Street, Suite 400, Providence, RI 02903*
  - *Cover Sheet- Wickford Junction Substation with Locus Map and Sheet Index; Legend and General Notes Sheet- C-1; Layout and Materials Plan- Sheet C-2; Grading, Drainage and Utility Plan- Sheet C-3; Site Details 1-Sheet C-4; Site Details 2- Sheet C-5; Site Details 3- Sheet C-6; Soil Erosion and Sediment Control- Site Plan & Notes- SESC-1; Soil Erosion and Sediment Control- Site Details- SESC-2.*
- *Subdivision plan dated September 8, 2020 prepared by DGT Associates Surveying & Engineering for Major Modification showing portions of AP 101 Lots 120 & 121 which will be merged to Lot 15 for the owners: The Narragansett Electric Company, 280 Melrose Street, Providence, RI 02907 & Richard A. Catalozzi Building, LLC, 25 Roberts Way, North Kingstown, RI 02852*
- *Plans entitled "Topographic Plan of Land in North Kingstown, Rhode Island, Washington County" prepared by DGT Associates Surveying & Engineering and dated July 23, 2020 in two sheets: Sheet 13 of 14: AP Lots 120 & 121 and Sheet 14 of 14: 1080 Ten Rod Road.*
- *Plans entitled "Pottersville Substation #8346 Control Building: Building Elevations and Wall Sections and Details" in two Sheets A103 and A105 (Example only of similar type of control building to be proposed)*

### **Findings of Fact**

Based upon the application and documentation presented, the Planning Commission makes the following findings of fact and reaches the following decision:

1. The Planning Commission reviewed this application at its October 06, 2020 and October 20, 2020 meeting.
2. The property, AP 101 Lot 15 is zoned Rural Residential (RR) and is currently 217,972.7 sq. ft. / 5 acres. At present there is an existing substation, Lafayette Substation located in the northwestern portion of the lot abutting Ten Rod Road.
3. A major modification was approved on October 20, 2020, prior to the Development Plan being approved, which will merge 3.3 acres to include portions of adjoining lots 120 & 121 from the adjoining Helens Knolls subdivision to Lot 15 to create an 8.3 acre property. The 8.3-acre property is the area of the approved Development Plan Review.
4. The plans were reviewed at the Technical Review Committee on September 16, 2020.
5. The application is proposing to construct an electric substation in two phases within the one substation yard. The plans and documents submitted indicated the following:
  - a. The site will be accessed via a single vehicular entrance with a single curb cut from Ten Rod Road as indicated on Sheet C-2 of the planset which shows the site layout. This required a Physical Alteration Permit (PAP) as obtained under PAP No. 190725. The applicants are awaiting a modified PAP as the Collection Basin 2 is in the right of way and



- therefore requires a modification to the PAP permit. This will not affect the approved entrance.
- b. The substation yard will be surrounded by an 8' high chain linked fence, with a 1' barbed wire on top of the fence to total 9' to meet National Electric safety code requirements.
  - c. The fencing and all associated site works will be done during Phase 1 of the project.
  - d. The first phase would involve the construction of two of the transformers, a single story control house, which has been stated will be approximately 3,200 sq. ft. (80' x 40') in the central portion of the lot, with an alternate location proposed to the east, if needed.
  - e. There is no water or septic for this control house building, just electricity.
  - f. An additional two transformers and associated equipment will be installed in Phase 2 of this project in the northern portion of the substation yard.
  - g. Once both phases are complete the existing Lafayette Substation located in the northwestern portion of the property will be removed.
  - h. In addressing some original concerns relating to proximity to the adjoining Helens Knolls subdivision, The Narragansett Electric Company is under contract to purchase Lots 120 and 121 from Richard A. Catalozzi Building, LLC to be able to provide the 50' buffer requirements.
  - i. The heights of the termination structures are proposed to be 55' and 60' tall and will require relief from the Zoning Board of Review.
  - j. This proposal does not involve any sewage or waste disposal facilities on site. The surface water drainage system was designed in accordance with the Rhode Island DEM regulation. A RIPDES Permit Modification (*File No. RIR101919*) has been approved in accordance with the details and conditions as set out in the letter dated September 24, 2020.
  - k. An additional detention basin to the east of the proposed driveway was added as part of this Development Plan Review.
  - l. A second gravel driveway over underground conduits exiting the substation is also proposed.
6. The Planning Commission finds that the requested action will not alter the general character of the surrounding area or impair the intent or purpose the zoning ordinance or the comprehensive plan upon which this chapter is based. The property has an existing substation on it and is proposing to construct a larger substation in two phases within one fenced in yard area and proposes to remove the existing substation once both substations are completed. The Planning Commission finds that this application is an improvement to an existing use. The abutting residential properties are being protected by providing a buffer to retain their integrity.
  7. The Planning Commission finds that the proposed development will not pose a threat to the drinking water supply. The application was reviewed by the Water Department as part of the Technical Review Committee process and they are satisfied that the proposed development will not pose a threat to the drinking water supply.
  8. The Planning Commission finds that the use will not disrupt the neighborhood or privacy or the privacy of the abutting landowners by noise, light, glare or air pollutants. The facility will not be a manned facility; therefore, traffic and noise will be extremely low. There will be emergency lighting only on the property which will be dark-sky compliant, there is also a substantial buffer provided of approximately 100' to the nearest residential abutting property line to the east.
  9. The Planning Commission finds that sewage and waste disposal into the ground and the surface water drainage from the proposed use will be adequately handled on site. While sewer and waste disposal are not applicable, the surface water drainage was documented in the

stormwater management report that was submitted and reviewed and approved by the Town Engineer.

10. The Planning Commission finds that the traffic generated by the proposed use will not cause congestion or introduce a traffic hazard to the circulation pattern of the area. A Physical Alteration Permit has been obtained for the curb cut. It is projected that as this will not be a manned facility that the traffic volume will be extremely low and will occur only during periods of routine maintenance.
11. Accessory signs, off-street parking and loading areas and outdoor lights are designed and located in a manner which complements the character of the neighborhood. The bulk of this development will be unseen. A roadway coming into the property is all that will be visible from the main road.
12. The applicant attended a PC meeting on July 02, 2019 whereby they received waivers for the following checklist items for Development Plan Review:
  - a. Preliminary plans and profiles for water and sewage systems on a separate plan
  - b. Plan and profiles and cross sections of all proposed street and utilities
  - c. Traffic Impact Analysis
  - d. Nitrate loading analysis, water supply analysis (domestic and fire) and/or municipal service impact analysis.
13. The Planning Commission finds the following required findings as enumerated in Section 21-186 (g) (3) (a-j) which must be considered for a decision within the Groundwater Overlay. These include:
  - a. Adequacy and suitability of the site for the proposed use, including the availability of utilities and other public services. The property is located on Ten Rod Rd., which includes these services.
  - b. Demonstration of the use of currently accepted best management practices (BMPS) has been reviewed and accepted by the Town Engineer as per her comments.
  - c. Adequacy of sewage disposal method, water source, and stormwater management. Stormwater management has been addressed in the submitted report.
  - d. Nitrate-nitrogen loading pursuant to article VI of chapter 8 pertaining to groundwater reservoirs and recharge areas. This is not applicable for this proposal.
  - e. Soil erosion and sediment control plans. Plans were submitted and reviewed as part of this Development Plan Review and were acceptable.
  - f. Provisions of appropriate natural buffers for wetlands and surface water bodies. This is not applicable for this proposal.
  - g. Impact on public and private water supplies. There will be no water use issues.
  - h. Proposed groundwater withdrawals. There will be no groundwater withdrawal.
  - i. Storage of any potentially hazardous material and a hazardous materials contingency plan for these materials. The design includes secondary containment for the transformer and battery liquids. The water department has reviewed the proposal and was satisfied at the Technical Review Committee meeting with the proposals in place and containment systems for the products on site (*mineral oil dielectric fluid*) in some of the equipment and battery storage for power in the event of an emergency. Given the sites location in the Groundwater overlay all products used must be in conformance with Section 21-186 of the NK zoning Ordinance and NKRO Chapter 8, Article VII.
  - j. The ability to meet standards contained in article VI of chapter 8 pertaining to groundwater reservoirs and recharge areas. This proposal preserves a healthy amount of

a buffer, with the bulk of the area proposed to be pervious with impervious surfaces kept to a minimum.

14. Planning Commission voted to send a positive recommendation (6-0) to the Zoning Board of Review for an application to the ZBR for a Special Use Permit (SUP) for the use and dimensional variances for height of structures in excess of 35'.

Based on the aforementioned findings, the Planning Commission finds that the applicant satisfies the requirements of Section 21-284E (application review and decision procedures) of the Zoning Ordinance relating to Development Plan Review (specifically the standards listed as Section 21-284 E (2) a through f of the Zoning Ordinance and Section 21-186 Groundwater recharge and wellhead protection overlay districts (g) (3) (a-j)

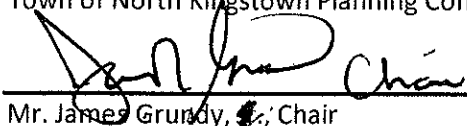
**Therefore, the Planning Commission voted 6-0 to APPROVE the application with the following conditions:**

1. The approval is conditioned on obtaining the Physical Alteration Permit modification approval from RI Department of Transportation.
2. Zoning relief shall be obtained for the required special use permit and dimensional variances.
3. Recording of the subdivision and merger of portions of Lots 120 & 121 with AP 101 Lot 15 shall be done prior to the issuance of any permits.
4. The Narragansett Electric Company shall complete acquisition of AP 101 Lots 120 and 121 prior to merging portions of these lots with the AP 101 Lot 15.
5. The applicant shall obtain Town Council approval for the modification of the conservation easement over which the Town has a negative easement on from the adjoining Helen Knolls Subdivision to the subject property (AP 101- Lot 15 with the merged portions of Lots 120 & 121 included). Amended legal documents related to the modification for the conservation easement shall be recorded. Prior to recording, the documents must be submitted to the Planning Department for approval by the town solicitor.

**Planning Commission Members Voting on Application:**

**Mr. James Grundy, Mr. Pat Roach, Ms. Tracey McCue, Mr. Paul Dion, Mr. Robert Jackson & Mr. Eric Wishart.**

Town of North Kingstown Planning Commission

  
Mr. James Grundy, Chair

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## Town of North Kingstown, Rhode Island



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### ZONING BOARD OF REVIEW DECISION

NORTH KINGSTOWN

DEC 02 2020

TOWN CLERK

**Meeting Date(s):** November 10, 2020  
**Applicant:** The Narragansett Electric Company d/b/a National Grid  
280 Melrose Street  
Providence RI 02907  
**Owner:** The Narragansett Electric Company, C/O Property Tax Dept., 40 Sylvan Rd,  
Waltham, MA 02451 (AP 101 Lot 15)  
Richard A. Catalozzi Building, LLC, 25 Roberts Way, North Kingstown, RI 02852  
(AP 101 Lots 120 and 121)  
**Subject Premises:** AP 101 Lot 15, located at 1080 Ten Rod Road, North Kingstown RI, 02852. This  
application also includes portions of existing AP 101 Lots 120 &  
121 (approximately 3.3 acres) which is going to be merged with AP 101 Lot 15  
**Zoning:** Rural Residential (RR) and Neighborhood Residential (NR)  
**Groundwater Status:** Located within the GW2 zone.  
**Requested Action:** Special Use Permit for an electric substation in accordance with Article III: Land  
Use Table: *Utilities (3) Electric substation* and for dimensional variance(s) for relief  
from the 35' height requirement as set out in Article IV: Dimensional Regulations:  
Table 2A: Residential Districts to allow for the construction of two substation  
structures in excess of the 35' height requirement.

### Relief Requested:

The application seeks a special use permit for an electric substation use in a Rural Residential (RR) zone in accordance with *Article III: Land Use Table: Utilities (3) Electric Substations* and dimensional variances for height variances in accordance with *Article IV: Dimensional Regulations; Table 2A: Residential Districts* are being requested. The height limit is 35'; the proposed height for two of the termination structures at the highest points are 55' and therefore two dimensional variances for 20' are being sought.

### Testimony & Evidence Session

- The Applicant was represented by Attorney George W. Watson, III Esq., Robinson & Cole LLP One Financial Plaza, Suite 1430, Providence RI 02903. Atty. Watson provided an overview of the application and for the requested special use permit for the electric substation and the

dimensional variances for the termination structures for the back phase of the project. The first phase would involve the construction of two of the transformers, a single-story control house, which has been stated will be approximately 3,200 sq. ft. (80' x 40'). Atty. Watson introduced the following experts from his team who all provided testimony in their area of expertise.

- Daniel McIntyre, RPE in the State of RI with a Bachelor of Science in Civil Engineering and has worked in the Utility Industry for 30 years. He testified that there was a need for the project for interconnection to several solar array projects that are in the process of being constructed in the area.
- Mr. McIntyre was sworn in and testified that the existing Lafayette Substation was built in the 1970s and needs to be updated and made more robust. The plan will be to have two substations within one yard as depicted on the plans and to remove the existing Lafayette Substation once these substations are in operation.
- Both substations are unmanned. Mitigation measures are in place for the transformers on site with secondary containment to deal with any potential leakage. Batteries will be in the control house which will have a concrete floor.
- Mr. McIntyre testified that there is no need for water or sewer on site. He testified that the only non-emergency lighting will be lighting over the control house door.
- Mr. Scott Lindgren, Civil Engineer with VHB with over 28 years of experience and has previously testified before the North Kingstown ZBR was sworn in. He testified that the surface water drainage system was designed in accordance with the Rhode Island DEM regulation. A RIPDES Permit Modification (*File No. RIR101919*) has been approved.
- An additional collection basin to the east of the proposed driveway was added as part of the review to improve stormwater collection on site.
- Thomas O. Sweeney, Real Estate Appraiser, SIOR of Sweeney Real Estate & Appraisal, 1 Turks Head Place, Suite 850 Providence, RI 02903 was accepted as an expert witness and was sworn in.
- A report was submitted in advance of the zoom meeting and circulated to all the ZBR members. This was a 6-page report prepared by Mr. Sweeney which outlined the proposal and how it meets the criteria for a special use permit and dimensional variances.
- Atty. Watson asked Mr. Sweeney a series of questions relating to the specific findings of fact.

Mr. Sweeney testified the following:

- The special use permit will not alter the character of the area or impair the intent or purpose of the ordinance or the comprehensive plan upon which this is based. The subject site is currently improved with a substation. The applicant is proposing to relocate the use to the back of the property away from Ten Rod Road while also providing a buffer to the residential properties to the east.
- It is Mr. Sweeney's opinion that the special use permit is reasonably necessary to serve public convenience and welfare, as it will assist in connecting new solar projects to the grid and maintaining reliable electrical service to the area and the Town in general.
- The relief being sought for the dimensional variance is due to the unique characteristic of the subject property and not to the general character of the surrounding area or physical or economic disability of the applicant. The applicant, as a public utility needs to be able to connect customers to the grid and the relief needed is necessary to accomplish this.

- The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. The applicant is attempting to connect new customers to the electric grid, make upgrades to its facilities and to provide more reliable electrical power.
- The relief is the least relief necessary due to the necessity to safely connect the substation to the existing transmission lines.
- It is the opinion of Mr. Sweeney that the denial of the applicant's request would amount to more than a mere inconvenience as the applicants would not be able to safely connect to the substation to the existing transmission lines.

### **Findings of Fact:**

The Zoning Board of Review (the "Board") held a public hearing and deliberated on this application on November 10, 2020. Based upon the testimony given at the hearing on November 10, 2020, the following findings of fact are made:

### **Findings of Fact -Special Use Permit**

1. The requested special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan upon which this chapter is based. The subject site currently has a substation use on it. As testimony provided, the applicant is proposing to relocate the use to the back of the property away from Ten Rod Road while also providing a buffer to the residential properties to the east. On this basis, it is considered that the requested special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this chapter of the comprehensive plan upon which this chapter is based.
2. The special use permit is reasonably necessary to serve the public convenience and welfare. Testimony provided by Mr. Sweeney indicated that the special use permit is reasonably necessary to serve public convenience and welfare, as it will assist in connecting new solar projects to the grid and maintaining reliable electrical service to the area and the Town in general.
3. The granting of the special use permit will not pose a threat to the drinking water supply. The substation property is located in the groundwater two overlay and has been vetted by the Water Department and the Planning Commission as part of the review process. The design includes a secondary containment for the transformer and battery liquids. This was also outlined in the testimony heard before the zoning board. The water department has reviewed the proposal and was satisfied at the Technical Review Committee meeting with the proposals in place and containment systems for the products on site (*mineral oil dielectric fluid*) in some of the equipment and battery storage for power in the event of an emergency.
4. The use will not disrupt the neighborhood or the privacy of abutting landowners by excessive noise, light or air pollutants. Testimony indicated that the use is not expected to emit excessive noise, light, glare or air pollutants. The facility will not be a manned facility; therefore, traffic and will be extremely low. There will be emergency lighting only on the property which will be dark-sky compliant, there is also a substantial buffer provided to the nearest residential abutting property line to the east.
5. Sewage and waste disposal into the ground and the surface water drainage from the proposed use will be adequately be handled on site as provided for in testimony. There will be no sewage

or waste disposal on site. The surface water drainage was documented in the stormwater management report that was submitted and reviewed and approved by the Town Engineer and the site has obtained a RIPDES permit.

6. The traffic generated by the proposed use will not cause undue congestion or introduce a traffic hazard to the circulation pattern of the area. Traffic generated will be extremely low as it will not be a manmade facility. Once construction is completed, it is anticipated that traffic will be limited to a few times per month for employees to inspect the substation. The proposed driveway has ample space for parking.
7. Accessory signs, off-street parking and loading areas and outdoor lighting are located in a manner which complements the character of the neighborhood. Testimony has indicated that the non-emergency lighting will be located over the entrance to the control house and will be dark sky compliant. There are additional lights in the yard that will be for emergency situations only.

### **Decision- Special Use Permit**

Mr. O'Neill made a motion to approve this application of The Narragansett Electric Company d/b/a National Grid, 280 Melrose Street, Providence RI 02907 for a Special Use Permit for an electric substation in accordance with Article III: Land Use Table: *Utilities (3) Electric substation* located at (AP 101 Lot 015); 1080 Ten Rod Road. This application also includes portions of existing lots 120 & 121 as part of the proposed lot. These lots are currently part of Helen's Knolls Subdivision and will be merged to this lot, as per the recent DPR approval zoned Neighborhood Business (NB) and Rural Residential (RR). The approval was based on testimony provided at the meeting, together with the findings of fact made by the Board and based on the criteria set forth in Section 21-13 and Section 21-15 (a) and (b) of the zoning ordinance. This approval is subject to the conditions as set out below.

The motion carried 5-0; voting members: Mr. John Gibbons, Ms. Patricia Siegmund, Mr. Robert O'Neill, Ms. Elaine Lemieux and Mr. David McCue.

### **Findings of Fact- Dimensional Variance**

1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not the general characteristics of the surrounding area and is not due to a physical or economic disability of the applicant. The relief being sought by the applicant, as a public utility, is needed to be able to connect customers to the grid and specifically the height relief is necessary to accomplish this to meet the applicable codes and standards for substation structures.
2. The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. The applicant is attempting to connect new customers to the electric grid, make upgrades to its facilities and to provide more reliable electrical power by replacing the existing Lafayette Substation with a new one to the rear of the property. The application submitted stated that TNEC's inability to comply with the applicable height restrictions is not a hardship created by the applicant or an attempt by the applicant to realize greater financial gain.
3. The granting of the requested variances will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan upon which this chapter is based. These dimensional variances are needed for the installation of

structures to safely connect the substation to the existing transmission lines. These components will be located a considerable distance from the street, being Ten Rod Road and abutting buildings and will not alter the general character of the surrounding area.

4. The relief being sought is the least relief necessary as documented in the submitted application to meet the applicable codes and standards followed by the TNEC and is therefore the least relief necessary.
5. The hardship suffered by the owner of the subject property if the dimensional variances are not granted amounts to more than a mere inconvenience as the denial of the applicant's request would result in them not being able to safely connect the substation to the existing transmission lines and would therefore make this a nonviable project.

#### Decision- Dimensional Variance

Mr. O'Neill motioned to approve this application of The Narragansett Electric Company d/b/a National Grid, 280 Melrose Street, Providence RI 02907 for two dimensional variance(s) for relief from the 35' height requirement as set out in Article IV: Dimensional Regulations: Table 2A: Residential Districts to allow for two termination structures which will be 55' in height requiring two 20' dimensional variances located at (AP 101 Lot 015); 1080 Ten Rod Road. This application also includes portions of existing lots 120 & 121 as part of the proposed lot. These lots are currently part of Helen's Knolls Subdivision and will be merged to this lot, as per the recent DPR approval zoned Neighborhood Business (NB) and Rural Residential (RR). The approval was based on testimony provided at the meeting, together with the findings of fact made by the Board and based on the criteria set forth in Section 21-13 and Section 21-14 (a) and (b) of the zoning ordinance. This approval is subject to the condition as set out below.

The motion carried 5-0; voting members: Mr. John Gibbons, Ms. Patricia Siegmund, Mr. Robert O'Neill, Ms. Elaine Lemieux and Mr. David McCue.

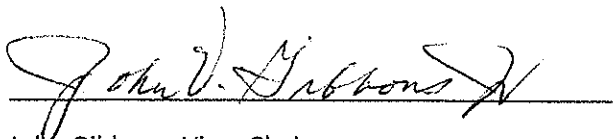
The Zoning Board of Review hereby grants unanimous approval subject to the following condition:

1. All development shall be in strict conformance with the submitted planset prepared by VHB received on September 11, 2020, unless minor modifications are approved administratively by the Planning Department.
2. All non-emergency lighting shall be dark sky compliant.

This decision is subject to a twenty day appeals period from the date of recordation.

Zoning Board of Review

Zoning Board of Review



John Gibbons, Vice- Chairman

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TOWN OF NORTH KINGSTOWN, RI  
DEC 02, 2020 10:28 AM  
Jeannette Alward  
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