May 15, 2019

Medrecycler-RI Inc.
215 Gordons Corner Road
Manalapan, NJ 07726

Re: OWNER: Brookwood Warwick Investors LLC.
     c/o Brookwood Financial Partners LLC.
LOCATION: 1600 Division Road, Tax Assessor’s Plat: 30, Lot: 3
APPLICANT: Medrecycler-RI Inc.

Dear Medrecycler-RI Inc.:

The following is the decision on your application for Master Plan approval to install a waste to energy recycling facility in an existing building located at 1600 Division Road in a Commercial Industrial (CI) zoning district in accordance with Zoning Section 5.21 “Green, renewable or alternative energy installations and facilities (green project).”

After completion of a public informational meeting for which notice was served and a record was kept, the West Warwick Planning Board, taking into consideration its knowledge and expertise and after considering all of the representations and presentations made at the public informational meeting makes the following findings of fact:

1) That the subject property is located at 1600 Division Road and is identified as Tax Assessor’s Plat: 30; Assessor’s Lot: 3 and is zoned Commercial Industrial (CI).

2) That the proposed use is to be installed in the existing building located at 1600 Division Road.

3) That the proposed use consists of installing self contained processing units which are designed to produce electrical energy from the production synthesis gas (syngas) and that the electricity will be utilized to provide electricity to the building at 1600 Division Road.

4) That the proposed use is an allowed use in the Commercial Industrial (CI) zoning district.

5) That the emissions produced from the process are well below the Air Toxic Standards regulated by the RI Department of Environmental Management.

6) That there will be no changes to the exterior of the property or the structure.

7) That there was a resident who lives on the opposite side of Division Road in East Greenwich who was concerned about increased truck traffic accessing the site.

8) That the facility will process approximately 70 tons of waste per day operating 24 hours and that delivery will consist of approximately 3 to 4 tractor trailer loads daily.

9) The Planning Office recommendation is to grant Master Plan approval with the following stipulations:
   a. That the applicant shall provide an operation and maintenance plan for the facility which shall include measures for maintaining safe access to the facility as well as general procedures for operational
maintenance of the facility.

b. That the owner shall be required to work with local officials (Police, Fire & Building Official) to develop an emergency response plan which shall include but not be limited to, means of emergency access to the facility, clearly defined means of shutting down the facility, and contact information for local authorities responsible for responding to inquiries and emergencies.

c. That the owner shall provide proof of liability insurance in an amount reasonable to address any failure of the facility.

d. That should the facility desire to sell energy to National Grid or any other energy provider, the owner shall provide to the Town written approval from the provider that the facility has been approved as an energy provider as required in Zoning Section 5.21.8.

Based on the foregoing findings of fact, the Planning Board voted unanimously to grant Master Plan approval with the Planning Office recommended stipulations (a through d) presented above finding the development to be generally consistent with Section 17-5 “General Purposes” of the Towns Subdivision and Land Development regulations;

1) Generally consistent with the Comprehensive Community Plan.

2) In compliance with the standards and provisions of the Town Zoning Ordinance.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development 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 impracticable.

5) That the proposed development possesses adequate physical access to a public street.

6) That the proposed development provides for the safe circulation of pedestrian and vehicular traffic, adequate detention of surface water runoff, suitable building sites, and the preservation of natural, historical and cultural features; and

7) That the proposed development will not result in any increased flooding and soil erosion.

The following vote on the motion to approve was cast:

Joseph DiMartino  Yes
Felix Appolonia  Yes
Joe Gardosik  Yes
Anthony Petrarca  Yes
Wayne Miller  Yes

Sincerely,

Joseph DiMartino, Chairman
West Warwick Planning Board

c. K. Joseph Shekarchi, Attorney