

**TOWN OF HOPKINTON, RHODE ISLAND  
PLANNING BOARD**

**Wednesday, April 3, 2024**

**7:00 P.M.**

**Hopkinton Town Hall**

**1 Town House Road, Hopkinton, RI 02833**

**MOMENT OF SILENT MEDITATION AND SALUTE TO THE FLAG:**

Chairman Prellwitz led the meeting in a salute to the Flag.

**CALL TO ORDER:**

In Hopkinton on the third day of April 2024 A.D. the meeting was called to order by Chairman Ronald Prellwitz at 7:00 p.m. in the Town Hall Meeting Council Chambers, 1 Town House Road, Hopkinton, RI 02833

**ROLL CALL:**

Ronald Prellwitz, Cecil Wayles, Christina Bolek, Stanton Terranova, Donald Spencer, Edwin James, and Donald Kohlman were in attendance, as were Gregory Guertin, Project Planner at Weston & Sampson (on behalf of Interim Town Planner Ashley Sweet), Solicitor Scott Levesque and Planning Clerk Alexandra Healy.

**PRE-ROLL FOR THE MAY 1, 2024, PLANNING BOARD MEETING:**

All members plan to attend the May 1, 2024, meeting.

**APPROVAL OF MINUTES:** February 7, 2024

A MOTION WAS MADE BY MR. SPENCER AND SECONDED BY MS. BOLEK TO APPROVE THE MINUTES FOR FEBRUARY 7, 2024, AND TO MOVE APPROVAL OF THE MARCH 26, 2024, MINUTES TO MAY 1, 2024.

IN FAVOR: Prellwitz, Wayles, Bolek, Terranova, Spencer

OPPOSED: NONE

SO VOTED

## OLD BUSINESS:

1. Continuance Request – Master Plan – Continued Public Informational Meeting – Proposed Major Land Development Project – **Atlantic Solar** – Plat 7, Lot 32, Plat 10, Lot 87, Plat 11, Lot 35 0 Main Street, Atlantic Solar LLC, Applicant

*The applicant has requested a continuance to the Planning Board's May 1, 2024, meeting.*

Attorney Robert Craven requested a continuance of the Public Informational Meeting to May 1, 2024, with the decision date extended to May 31, 2024.

A MOTION WAS MADE BY MR. WAYLES AND SECONDED BY MS. BOLEK TO EXTEND THE ATLANTIC SOLAR PUBLIC INFORMATIONAL MEETING TO WEDNESDAY, MAY 1, 2024, AND EXTEND THE DECISION DATE TO MAY 31, 2024

IN FAVOR: Prellwitz, Wayles, Bolek, Terranova, Spencer

OPPOSED: NONE

SO VOTED

2. Preliminary Plan – Proposed Major Land Development Project – **Comolli Solar** – Plat 2, Lot 73, Unit 2, 0 Chase Hill Road. Comolli Solar, LLC and Comolli Granite Co., Inc. applicant

A MOTION WAS MADE BY MR. WAYLES AND SECONDED BY MS. BOLEK TO ACCEPT THE DECISION AS WRITTEN FOR PRELIMINARY PLAN FOR COMOLLI SOLAR

IN FAVOR: Prellwitz, Wayles, Bolek, Terranova, Spencer

OPPOSED: NONE

## NEW BUSINESS:

1. Administrative Request – Waiver – Administrative Subdivision – **Koziol** – AP 13, Parcels 23E, 23J and 24A, Berrie Lane. Michael Jr. and Kathryn Koziol, applicant.

The applicant, Ms. Koziol requested a waiver of the Class 1 Survey for the administrative subdivision. The applicant is requesting a merger of three separate lots. The boundary lines formed by the three parcels will remain unchanged on the outside. The existing boundary lines between parcel 23E, 23J and 24A would be extinguished. The waiver would eliminate the need to redo the boundary lines as only the interior lines would be eliminated. Ms. Koziol states their house is on lot 24 and the others are woodland and rocky. There are no plans to sell or turn the area into housing lots.

A MOTION WAS MADE BY MR. WAYLES AND SECONDED BY MS. BOLEK TO GRANT A WAIVER OF THE CLASS 1 SURVEY, AS THE REQUIREMENTS OF CHAPTER 11 HAVE BEEN MET

IN FAVOR: Prellwitz, Wayles, Bolek, Terranova, Spencer

OPPOSED: NONE

SO VOTED

2. Pre-Application Meeting – Proposed Major Land Development- Palmer Circle- **Palmer Circle** – AP Map 11, Lot 46 – South Drive Development, applicant.

The applicant's attorney, Robert Craven spoke representing South Drive Development, which is proposing a Major Land Development on Palmer Circle, to be called "Palmer Circle." Mr. Craven stated that the development will be for storage facilities, not residential. The applicants Engineer, CJ Doyle, PE office located at 1122 Main Street, Richmond, Rhode Island, was present. Ms. Doyle noted that the location is surrounded by both residential and commercial uses. The existing lot has a house, driveway, well and septic. A section of the lot has historically been used for haying. Ms. Doyle is unsure if that use will continue. Ms. Doyle stated that a letter from a wetlands biologist has been obtained, stating that there are no wetlands on location or immediately adjacent to the site that would impact the development. The site is in FEMA Zone X, which confirms there are no concerns regarding flood elevation. Telephone and cable are installed in Palmer Circle. Ms. Doyle stated that onsite well(s) and a septic system will be needed. The intent is to have a public well to ensure a limited number of people have access. An outer paved driveway will be 24 feet wide for two-way traffic. There are six rectangular buildings to be used for mini storage (40 ft x 200 ft.) The total number of buildings will likely not change but the building shape and size may change. The aggregate 48,000 sq. ft. should remain. The middle portion of the site would be boat storage buildings of 100 ft. x 200 ft., for a total of 40,000 sq. ft. Along Ring Road to the east, there will be four discrete buildings, each with two units for office space, with overhead garage doors and storage. The mini storage and boat storage areas would be fenced off with gates to limit access. The area for mini storage was chosen because the area is low and flat; there is a significant slope on the east. The plan is to cut the slopes to achieve the grade for a driveway. Additional slopes throughout site would be cut significantly, to allow for the buildings. The cuts would place the buildings at a low level which would reduce the down lighting and would not impact the condominiums which are to the east at a higher elevation. Ms. Doyle stated that the permitting process has not yet begun, as the application is at the pre-application stage. Mr. Wayles confirmed the location is below the condominiums. Ms. Doyle stated there is a height elevation of 100 ft. and 120-150 ft. horizontally from proposed building and the condominiums. Ms. Bolek questioned the need for security lighting. Ms. Doyle confirmed there will be security lighting. Applicant Peter Sacco stated that he plans to have key card entry for the storage units and is not sure

if 24-hour access would be considered. Mr. Sacco stated that the two larger buildings would be strictly for boat and RV storage. The four buildings separated into two units are TBD, but it is understood that the units would be used as office space for contractors, electricians, plumbers etc. Ms. Bolek confirmed with Mr. Sacco that there is no potential for customers to come and go. Mr. Sacco additionally stated that vehicles would not be stored outside. The plan is to keep the site clean and neat. Mr. Wayles expressed concern about the water supply being affected. Mr. Sacco understood the concern and noted that is the reason to keep strictly to storage use, everything will be inside buildings. Mr. Wayles stated that it is a bit close to the abutters. Chairman Prellwitz asked for any public comments. Mr. Joe Moreau of Old Depot Road stated that he and another resident took the time to clean the site prior to meeting Mr. Sacco. Mr. Moreau stated that they removed tires, couches, a boat, a camper, televisions and more. Mr. Moreau stated that there was a barn on the property with multiple stalls for horses. Mr. Sacco removed the stable and has worked diligently to clean up the site. Mr. Moreau stated that the condominiums are up high and would likely look over the buildings that are being proposed. A Condo Association Board member contacted Mr. Moreau expressing her enthusiasm and support for the project, as there is a great need for storage in the area. Mr. Moreau stated that many residents must currently store their boats in their driveways and this development would assist in eliminating that situation. The resident recalled a medical building being discussed which made residents uneasy about the traffic. Mr. Moreau stated he is a member of the Hopkinton EDC and believes this will be extremely helpful to the Town.

3. **Pre-Application Meeting – Proposed Major Land Development of Lot 7 – Preserve Business Park** – AP 23, Parcel 56A1, Preserve Way off of Alton-Bradford Road – S.M. Trombino Properties, LLC, applicant.

The applicant, Stano Trombino and applicants engineer, Tony Nenna, PE of Onsite Engineering were present to discuss the Pre-Application for developing lot 7 to become Preserve Business Park which will consist of a 7-lot commercial subdivision off Alton-Bradford Road. Mr. Trombino is proposing a 10,500 sq. ft. commercial building which would likely be used as warehouse and/or business incubator space. The lot is roughly two acres in size and will be serviced by a private well with its own on-site wastewater treatment. Any water generated from the site will be held on site and will not interfere with other detention ponds or roadway drain systems. The parcel and the rest of the 23-acre subdivision was zoned decades ago for manufacturing. Mr. Trombino stated he is aware of the lighting concerns and ensures the lighting will be developed by taking all possible steps to avoid disruption to the neighbors. Mr. Trombino is not requesting any waivers, variances, or exceptions from the Board. Mr. Trombino spoke about his past projects dating back to 1999 and would like to use his past as a testament to his dedication to the Town of Hopkinton. This would be his fourth business park in Town stating that each property is a hub of activity which benefits the town. Mr. Trombino stated he has many long-term tenants that have been with him for upward of 24 years. For any vacancy, he has taken the time to find the right tenants, to ensure no disruption of harmony. Mr. Trombino stated that since 1999, although his business parks are

surrounded by residential neighborhoods, he has never had a complaint referencing the properties. Mr. Trombino noted that his project off Exit 1 is remarkably similar to this proposed project and is similar in that the lighting is Dark Sky compliant. Mr. Trombino believes he is mirroring the mission statement of the Hopkinton EDC. In the new building, as with all his buildings, the first option for occupancy will go to current tenants looking for an option to expand. Current tenants are greatly varied, but what they all have in common is that they all have employees and bring people into Hopkinton. Mr. Trombino believes he is having a positive effect on the Town's tax base. Mr. Nenna noted that he has been working on this project with Mr. Trombino since roughly 2019. Mr. Nenna stated that parking will be in between the road and the 10,500 sq. ft. building. Test holes have been dug in the back of the building, and a drainage system is in place which discharges into a detention pond. The south- easterly part of the property has an existing solar field that abuts the proposed site, and the roadway is currently at a subbase level with a drainage system installed. Mr. Nenna asked that the next step be a combined master and preliminary plan to come before the board when the permits are in place.

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MOTION MADE TO OPEN PUBLIC HEARING BY MR. WAYLES AND  
SECONDED BY MS. BOLEK.

IN FAVOR: Prellwitz, Wayles, Bolek, Terranova, Spencer  
OPPOSED: NONE

SO VOTED

4. Preliminary Plan – Public Hearing - Proposed Major 7 Lot Subdivision – **Preserve Business Park** – AP 23, Parcel 56A1, 50 Alton-Bradford Road – S.M. Trombino Properties, LLC, applicant.

The applicant, Mr. Trombino, and the applicant's engineer, Tony Nenna of Onsite Engineering, were present. Mr. Trombino stated that the parcels consist of a 22-acre manufacturing zone lot which received Master Plan approval on September 7, 2022, the proposed preliminary plan was recently heard before the Technical Review Committee (TRC) on March 31, 2024. Mr. Trombino stated he has been working with Crossman Engineering on any outstanding items identified by Crossman during TRC review. Mr. Trombino stated that utilities are in place. A request was made to National Grid to combine their systems but was denied, leaving the site with utility poles to both the left and right of the driveway. The roadway is directly off a state highway; a curb cut approval from the DOT has been obtained. The road is approximately 1050 ft. with a 60-ft. diameter cul-de-sac, all conforming to Hopkinton Subdivision Regulations. There are wetlands on the property that have been assessed, which are far enough away from the development that a DEM permit is not required. A RIPDES permit with DEM for stormwater provisions and land disturbance are in place, expiring in 2025. Approval was also granted by DEM for septic system subdivision suitability, stating that the six lots being repurposed can all support a septic system; each lot will have a septic system

except the solar field lot. Every lot will be serviced by a private well, all utilities are in place, and the current state of the property road has been constructed to subbase elevation. Preparation for the drainage system has been installed. Ms. Bolek brought attention to the Crossman response document, page 10, number 11, regarding the permanent fencing required around the stormwater basin in the solar lot. Mr. Nenna stated that a fence around the pond was not discussed at the time of the solar installation.

*Mr. Trombino and Mr. Nenna presented Applicant Exhibit #1, a photo showing a shallow and dry area of 2.5-3 ft.*

Ms. Bolek stated that she would rely on Crossman's suggestions. Mr. Wayles referred to the Crossman response document, page 4, number 12, regarding runoff being diverted towards adjacent Lots 23/56A and 23/55. Mr. Trombino responded that run-off on Lot 7 will be addressed so as not to affect any of the detention ponds or storm drains. Mr. Nenna stated they will put a berm in between Lot 7 and Lot 56A which will be noted on the final submission to the Planning Board.

MOTION MADE TO CLOSE PUBLIC HEARING BY MR. WAYLES AND  
SECONDED BY MS. BOLEK.

IN FAVOR: Prellwitz, Wayles, Bolek, Terranova, Spencer  
OPPOSED: NONE

SO VOTED

*Crossman Engineering document as amended with the response by designer and Crossman Engineering was entered as Planning Board Exhibit #1. A memorandum from Interim Town Planner Ashley Sweet dated March 27, 2024, was entered as Planning Board Exhibit #2, containing both draft conditions of approval and a recommendation for a motion approving the project.*

MR. WAYLES MADE A MOTION TO APPROVE THE PRELIMINARY PLAN  
MAJOR SUBDIVISION FOR THE PRESERVE BUSINESS PARK AS DETAILED ON  
PLANNING BOARD EXHIBIT #2. CONDITIONS OF APPROVAL INCLUDE  
RESOLUTION OF ALL DESIGNER RESPONSES FROM PLANNING BOARD  
EXHIBIT #1. THESE MODIFICATIONS ARE TO BE SHOWN ON THE FINAL  
PLAN. THE MOTION WAS SECONDED BY MS. BOLEK.

IN FAVOR: Prellwitz, Wayles, Bolek, Terranova, Spencer  
OPPOSED: NONE

SO VOTED

*The Planning Board recessed for a five-minute break at 8:07p.m.*

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MR. WALES MOTIONED TO OPEN THE PUBLIC HEARING. THE MOTION WAS SECONDED BY MS. BOLEK.

IN FAVOR: Prellwitz, Wayles, Bolek, Terranova, Spencer

OPPOSED: NONE

SO VOTED

5. Combined Master Plan and Preliminary Plan – Public Hearing – Proposed Major Land Development – **Foster Parrots** – AP 8, Lot 1, 84A Woodville Alton Road – Foster Parrots, Ltd., applicant.

Brian Kelleher, Project Manager of Aspen Group, Ms. Sarah Britner of Cherenzia & Associates and Frank Karpowicz of Karpowicz Architects were present to represent the applicant. Ms. Karen Windsor, Executive Director of Foster Parrots joined remotely. Mr. Kelleher proposed a single-story pet sanctuary of roughly 30,000 sq. ft. In 2021 a fire at the sanctuary significantly damaged the existing building. The proposed project would be an up-to-code building replacement. Mr. Kelleher stated that during the Technical Review Committee (TRC) March 24, 2024, meeting, the reviewed outstanding concerns noted by Town Engineer, Crossman Engineering. Crossman's site engineer feels that the concerns have been addressed accurately. Ms. Britner stated that the new building would be constructed in phases, with a wing of the existing building remaining to house the birds until the new building is complete. The existing building would then be demolished. There is also a larger building on the east side which will be demolished. The only existing buildings to remain will be used as a garage and duplex for caretakers. Ms. Bolek asked Ms. Britner to speak about the overflow parking and the potential for use for buses, school children, etc. Ms. Bolek stated that the design allowing buses to go down, drop off students, and then turn around was not placed in a suitable location and questioned if overflow parking and walkway(s) with lighting were required. Ms. Britner stated that although buses may come and go, this business is not necessarily open to the public. While functions are hosted from time, they occur infrequently, and are limited; Ms. Windsor previously stated that there have been one or two events per year. Schoolchildren would be dropped off at the front of the building and buses would have ample access to drive around the entire expanded space, providing room for all vehicles including large ones such as buses and firetrucks. Vehicles will be able get around, drop off children, go to the back to overflow parking and back up front for pick up. Ms. Britner stated there are two septic systems by the exit which would be removed. Additionally, there are a couple of wells in between the proposed building and the existing buildings which will be abandoned in place and removed. The entire project will be served by an existing private well to the west.

*Crossman Engineering document with responses by designer and Crossman Engineering response dated April 1, 2024, was identified as Planning Board Exhibit #1. The*

*memorandum written by Gregory Guertin on behalf of Town Planner, Ashley Sweet on March 27, 2024, is entered as Planning Board Exhibit #2.*

Mr. Wayles referred to Exhibit #1 number 5, stating that the designer must submit drainage calculations showing the capacity of the proposed grate and drain and provide verification that the grate and drain are capable to direct the entire 100-year flow to the infiltration area. It was recommended that revised watershed maps and calculations be provided if the area south of the parking lot retaining wall is not intended to drain to infiltration area P-1. A revised grading and drainage plan to drain that area to the BMP as shown on the watershed maps should be provided if that is the designer's intent. Ms. Britner stated they are proposing to change the watershed map slightly to expand into the referenced area, as it is all draining to a trench drain with a small portion going to that trench drain the rest is going to P1 which will be shown in the watershed map. The proposed building will be Dark Sky compliant; only two poles are needed which would include small lighting around the building. Mr. Terranova explained that the TRC was informed that small, and infrequent events would be held here. Mr. Wayles asked if the stone retaining wall needs to be stamped and certified by the designer for stability. As the detail does not show any base material, the Planning Board should determine if the wall detail is acceptable. Ms. Britner stated that the maximum height is 2.5 ft and goes down, depending on grading, to a half foot. Mr. Kelleher stated as a point of reference that they do a lot of projects, and it is only when heights are over 4-4.5 ft that an engineer needs to stamp a wall. Mr. Kelleher stated they are happy to do it. However, if they are going to have to hire somebody, pay the money to stamp a two-foot wall, which will likely be made from stones pulled off the site, they'd rather put the money into the pet sanctuary. Mr. Kelleher states he thinks this can be addressed as a stable wall that is only 2.5ft high. The location of the wall is at the rear of the parking lot.

*Chairman Mr. Prellwitz asks if anyone from the public would wish to make a comment.*

Mr. Wayne McCarthy, 76 Alton Bradford Road, residing adjacent to the site, wanted to confirm that the retaining wall would be only 2.5 ft, and asked if this would change the classification of the road to commercial. Ms. Britner stated that no changes to the road's classification would be made.

A MOTION WAS MADE BY MR. WAYLES AND SECONDED BY MS. BOLEK TO CLOSE THE PUBLIC HEARING FOR THE COMBINED MASTER AND PRELIMINARY PLAN MAJOR LAND DEVELOPMENT.

IN FAVOR: Prellwitz, Wayles, Bolek, Terranova, Spencer

OPPOSED: NONE

SO VOTED



A MOTION WAS MADE TO APPROVE THE COMBINED MASTER AND PRELIMINARY PLAN FOR MAJOR LAND DEVELOPMENT BY FOSTER PARROTS IN ACCORDANCE WITH PLANNING BOARD EXHIBIT #2, WITH THE FOLLOWING MODIFICATION: DRAFT CONDITION OF APPROVAL #1 IS MODIFIED TO INCLUDE ALL ITEMS FROM PLANNING BOARD EXHIBIT #1 THAT ARE MARKED “PLANS TO BE UPDATED” BY CROSSMAN ENGINEERING. THE MOTION WAS SECONDED BY MS. BOLEK.

IN FAVOR: Prellwitz, Wayles, Bolek, Terranova, Spencer

OPPOSED: NONE

SO VOTED

6. Proposed Acceptance of a Public Road to the Town of Hopkinton Road Inventory – **Hana Lane** – Lane associated with Hana Lane Subdivision Map 25, Lots 155, 155C and Future Row, 245 Main Street – Advisory Opinion

Mr. Wayles asked the applicant to describe the project. The applicant’s representative, Mr. Patrick Tannous, stated they developed a two-lot property with a roughly 200 ft. road and are asking the Town for acceptance of the road as a public road. Solicitor Levesque stated that the Planning Board's role in this instance is to do a number of things. First, the Town Council is asking the Board for a recommendation on whether the Town should take Hana Lane into its inventory of roads. There is a performance bond in place ensuring that the infrastructure will be completed. The DPW director indicated there are two items that were outstanding, as far as the DPW director knew. One is the placement of the stop sign, the street sign, and the setting of the shoulders around the right of way that is not paved. The second set of issues to address is this Board is also charged with setting a maintenance bond, which must be in place at the time that the infrastructure is accepted by the Town. Regulations specifically require that the maintenance bond be 10% of the cost of the infrastructure. Mr. Tannous stated that the road has a 10 ft. buffer between the edge of the road and the edge of the easement going all the way up Hana Lane and around the “hammerhead,” onto which snow could be pushed. Mr. Tannous stated that even if it looks like someone’s front yard, the buffer does in fact go out 10 ft. Mr. Wayles questioned the history of the project. Mr. Tannous stated that the approval of this road was close to 20 years ago, and he only purchased the space in 2021. The reason the process has taken this long is because the completion date of the road was in the middle of winter, which resulted in poor conditions to complete the necessary items. Mr. Tannous stated that looming and hydroseeding needs to be completed, but the stop sign and street sign are currently installed. Ms. Bolek addressed concerns regarding sand and snow. Mr. Tannous stated there are ten feet all the way around that is not private property. DiPrete Engineering addressed this, and the applicant will submit that to DPW. Mr. Levesque stated it is unclear if the DPW Director was aware of the ten feet of unpaved space at the time of the memo.

Mr. Tannous confirmed that there will be nothing else added, only the two current homes. The road was designed and constructed to be a public road. DPW has inspected the underground structures and binder coat that was installed and found everything at the proper depth. At that time DPW requested having DiPrete Engineering come out and do a final inspection to confirm it was acceptable. That inspection was completed on 12/22/23. Mr. Wayles directed a question to the Planning Clerk, Ms. Healy, asking when the Town approved the two-lot division for the road and why it was not specified whether the road would be private or public. Ms. Healy stated that from her understanding after speaking to the Director of DPW, Dave Caswell, that the project started nearly 20 years ago and lacked adequate information. Mr. Caswell expressed his concern about there being an area for snow. Mr. Tannous stated that the original road and design for a two-lot subdivision was granted prior to him purchasing in 2021 and that he has just inherited the terms. Mr. Prellwitz stated that the only issue from Mr. Caswell is ensuring compliance with Town Ordinance Section 17.143, requiring a 45-day maximum for the Planning Board's report regarding the said matter. Additionally, the memo states that although DiPrete Engineering supplied the compliance letter dated 12/22/23, specific pavement application or thickness was not provided. Mr. Tannous responded that DPW was the entity who came to check the structures in the ground to confirm it was at the proper elevation. Mr. Tannous stated that this road was built to these current standards to be accepted as a public road and if he needs another letter to confirm he will reach out to DiPrete. Mr. Levesque stated that Mr. Chairman could add this as a condition. The Planning Board and the applicant agreed to keep the bond in place. Mr. Levesque advised the Planning Board that the bond in place is a performance bond in the amount of \$38,000 which was the amount that the Planning Board set at the time to guarantee the performance of the construction of the infrastructure. The applicant has some remaining items to address and has no objection to keeping the performance bond in place for the time being. Mr. Levesque suggested that part of this Board's motion, if it's so inclined, would be to recommend to the Town Council that it accept Hana Lane into its roads inventory, and that the performance bond remain in place until the DPW director has agreed that all remaining items have been performed to his satisfaction. Once that is done, he recommended that the Board set up a Maintenance Bond as required by ordinance, of 10% of the cost. If the cost were \$38,000 a maintenance bond of \$3,800 would stay in place for at least one year. At that time, the Board could review and add additional time, according to the ordinance. Ms. Bolek added that an extension of the bond would be subject to presenting evidence before the Town Council of compliance with adequate depth, which Mr. Levesque believes the applicant has done.

A MOTION WAS BY MR. WAYLES TO SUPPLY AN ADVISORY OPINION TO THE TOWN COUNCIL AS PREVIOUSLY EXPRESSED BY THE PLANNING BOARD SOLICITOR. MS. BOLEK SECONDED THE MOTION.

IN FAVOR: Prellwitz, Bolek, Terranova, Spencer  
OPPOSED: Wayles

**TECHNICAL REVIEW COMMITTEE REPORT:**

Mr. Terranova reports that everyone was incredibly happy to participate on the board, and he feels he sees how this will be helpful to the Planning Board.

**SOLICITOR'S REPORT:**

None

**PLANNER'S REPORT:**

None

**CORRESPONDENCE AND UPDATES:**

None

**DATE OF NEXT MEETING:**

May 1, 2024, at 7:00 p.m. in the Council chambers.

**ADJOURNMENT:**

A MOTION WAS MADE BY MS. BOLEK AND SECONDED BY MR. WAYLES TO  
ADJOURN.

SO VOTED

Alexandra Healy  
Planning Clerk

A full audio and video transcript of this meeting can be found at:  
<https://www.youtube.com/@HopkintonRI/streams>