

HOPKINTON PLANNING BOARD HYBRID MEETING

NOTICE OF REGULAR MEETING

December 13, 2023
7:00 P.M.

HYBRID MEETING

Understanding that the people have a vested interest in the operation of their government, the Hopkinton Planning Board intends to include the public on December 13, 2023. However, due to the COVID-19 virus, the Board wants to be sure that everyone can do so safely from their homes. **Therefore, this hybrid meeting will be held in-person and remotely using Zoom.**

To get the most out of the remote meeting technology, participants are encouraged to join by computer when possible. Joining by computer allows you to see the Planning Board members and applicants on-screen and makes it easier to use the functions for indicating that you wish to speak and muting/unmuting yourself.

To attend this meeting remotely, please connect by 7:00 p.m. Participants will not be able to connect before the host begins the session, and anyone trying to connect who is unable to do so should try again after 7:00 p.m.

REMOTE MEETING ACCESS:

Meeting ID: 851 6809 2275

Passcode: 345202

Telephone Number: 1 305 224 1968

Link: <https://us02web.zoom.us/j/85168092275?pwd=cWJYUzO3bnRJY1YvNXA1Ui9aUDdaQT09>

YouTube: <https://www.youtube.com/@HopkintonRI/streams>

Citizens wishing to speak:

Any participant wishing to speak should indicate so as early as possible. The meeting has a “raise your hand” indicator that you enable to let the host know that you wish to speak. **Please remember to state your name and address before speaking.**

For computer participation:

Click “raise hand” from the Zoom menu bar and wait for the meeting host to ask you to unmute. Once asked to unmute, press “unmute” to unmute and speak.

For phone participation:

Dial *9 to “raise hand” and wait for the meeting host to ask you to unmute. Once asked to unmute, dial *6 to unmute and speak.

Please note: Because of the ever-changing regulations due to the COVID-19 virus, this meeting may be cancelled. Please check the Town of Hopkinton website: www.hopkintonri.gov for updates on these meetings and other important Town information.

Ronald Prellwitz, Chairman
Hopkinton Planning Board

PLEASE NOTE: Document related to the following agenda items can be viewed on the Town website. To access documents:

- 1) **Go to the homepage of the municipal website (www.hopkintonri.gov)**
- 2) **Select “Agendas and Minutes 2023.”**
- 3) **Scroll down to “Planning Board Meeting – December 13, 2023”, then select “Documents Associated with this Meeting.”**

Questions? Call the Planning Department at (401) 377-7770, M-F, 8:30 a.m. – 4:30 p.m.

MOMENT OF SILENT MEDITATION AND A SALUTE TO THE FLAG:

CALL TO ORDER:

ROLL CALL:

PRE-ROLL FOR JANUARY 3, 2024 PLANNING BOARD MEETING:

MINUTE APPROVAL EXTENSION REQUEST, PURSUANT TO RI GENERAL LAW 42-46-7(b)(1): November 13, 2023, Meeting Minutes

APPROVAL OF MINUTES: August 16, 2023, August 24, 2023, September 20, 2023, and October 18, 2023, Meeting Minutes

OLD BUSINESS:

1. Preliminary Plan - Continued Public Hearing - 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
 - *The Planning Board may discuss, consider, and possibly vote on this Preliminary Plan application at this meeting.*
2. Continuance Request - Development Plan Review – **Hopkinton Industrial Park General Warehousing** – Plat 4, Lot 13B, 0 Wellstown Road. Hopkinton Industrial Park, LLC., applicant.
 - *The applicant has requested a continuance to the Planning Board’s March 6, 2024 meeting.*

3. Extension Request – Development Plan Review – Photovoltaic Solar Energy System – **Reivity Energy, LLC** – Main Street/46 Gray Lane – AP 7 Lots 64 & 65

- *The Planning Board may discuss, consider, and possibly vote on this Extension Request at this meeting.*

NEW BUSINESS:

1. Planning Board Election of Officer: Vice Chair

- *The Planning Board will discuss and vote to elect vice chair.*

2. Administrative Request – Waiver – **Moorehead Administrative Subdivision** – Plat 16, Lots 30A, 31A & 31 Camp Yawgoog Road. Kenneth Schobel and Esmeralda Schobel and Venessa Krause, applicants.

- *The applicants are requesting a waiver from the Class I Survey requirements for a proposed merger.*
- *The Planning Board will discuss, consider, and possibly vote on this waiver request at this meeting.*

3. Administrative Request – Waiver – **Town of Hopkinton Administrative Subdivision** – Plat 26, Lots 47 & 48 One Town House Road. Town of Hopkinton, applicant.

- *The applicant is requesting a waiver from Class I Survey requirements for a proposed lot merge meeting.*
- *The Planning Board will discuss, consider, and possibly vote on this waiver request at this meeting.*

4. Pre-Application – Development Plan Review – **Town Hall Expansion Project** – AP 26, Lots 47 & 48, One Town House Road. Town of Hopkinton, applicant.

- *The Planning Board will discuss, consider, and vote to either waive Development Plan Review, continue Development Plan Review under the Development Plan Review ordinance, or review the proposal as a Major Land Development Project.*

5. Development Plan Review – **Town Hall Expansion Project** – AP 26, Lots 47 & 48, One Town House Road. Town of Hopkinton, applicant.

- *The Planning Board may discuss, consider, and vote on this project under Development Plan Review at this meeting.*

6. Pre-Application – **Hopkinton Plaza** –Proposed Parking Lot Expansion– KSL Realty Cranston, LLC – 229 Main Street – AP 25 Lot 155A
 - *The Planning Board may discuss and informally exchange ideas with the applicant, but no vote will be taken.*

7. Pre-Application Meeting – Proposed 5-Lot Residential Compound – **Twin Pines, LLC** – Alton Bradford Road – AP 6 Lot 34 – Twin Pines, LLC, applicant.
 - *The Planning Board may discuss and informally exchange ideas with the applicant, but no vote will be taken.*

8. Pre-Application Meeting – Proposed Administrative Subdivision – **Terranova/Gregory** - AP 14 Lots 62A, 62B (34C & 34D Smith Lane) and AP 14 Lot 68 (115 Fenner Hill Road) – Stanton Terranova and Anita R. & Joseph Gregory, applicants.
 - *The Planning Board may discuss and informally exchange ideas with the applicant, but no vote will be taken.*

SOLICITOR’S REPORT:

None.

PLANNER’S REPORT:

None.

CORRESPONDENCE AND UPDATES:

None.

PUBLIC FORUM:

DATE OF NEXT MEETING: January 3, 2024

ADJOURNMENT:

New applications will not be heard after 10:15 p.m.

Posted: 12/05/23