

**TOWN OF HOPKINTON  
NOTICE OF REGULAR MEETING**

**HYBRID MEETING**

**April 3, 2024  
7:00 P.M.**

Understanding that the people have a vested interest in the operation of their government, the Hopkinton Planning Board intends to include the public on April 3, 2024. Due to the COVID-19 virus, the Board wants to be sure that everyone can do so safely from their homes. **Therefore, this 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:** 870 2117 5713

**Passcode:** 732118

**Telephone Number:** 1 253 205 0468

**Link:** <https://us02web.zoom.us/j/87021175713?pwd=cEZqY3lWNjZETC9WVlVBTnN0dTdHUT09>

**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. Note the public comment is allowed at the discretion of the Chair and should be associated with specific agenda items only.**

**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](http://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](http://www.hopkintonri.gov))**
- 2) **Scroll down to the circled option “Minutes & Agendas.”**
- 3) **Under “Agendas,” select “Planning Board.”**
- 4) **Select “2024,” then select the desired meeting date.**
- 5) **Look for “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 MAY 1, 2024, PLANNING BOARD MEETING:**

**APPROVAL OF MINUTES:** Planning Board February 7, 2024; Planning Board March 6, 2024

**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 with an extension of the decision date to May 31, 2024.*

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

*The Planning Board may review and approve the preliminary plan decision granted on March 6, 2024, at this meeting.*

## 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 applicants are requesting a waiver from the Class I Survey requirements for a proposed lot merger. The Planning Board may vote on the request for this waiver.*

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

*The Planning Board may discuss and informally exchange ideas with the applicant, but no vote will be taken.*

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 Planning Board may discuss and informally exchange ideas with the applicant, but no vote will be taken.*

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 Planning Board may discuss, consider, and possibly vote on this Preliminary Plan application at this meeting.*

*The Planning Board may discuss, review, and consider the Technical Review Committee's recommendation.*

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.

*The Planning Board may discuss, consider, and possibly vote on this Preliminary Plan application at this meeting.*

*The Planning Board may discuss, review, and consider the Technical Review Committee's recommendation.*

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

*The Planning Board may review, discuss, and make an advisory opinion to the Town Council regarding the proposed acceptance of this road to the Town of Hopkinton's inventory. The Planning Board will review the construction bond and may vote regarding a maintenance bond.*

**TECHNICAL REVIEW COMMITTEE (TRC) REPORT:**

None

**SOLICITOR'S REPORT:**

None

**PLANNER'S REPORT:**

None

**CORRESPONDENCE AND UPDATES:**

None

**DATE OF NEXT MEETING:** May 1, 2024

**ADJOURNMENT:**

New applications will not be heard after 10:00 p.m.

Posted: 03/28/24