

ZONING BOARD OF REVIEW MEETING – July 21, 2022  
BUSINESS AGENDA  
1 Town House Road, Hopkinton, RI 02833

**NOTICE  
MEETING BEING HELD IN PERSON AND REMOTELY**

Understanding the people have a vested interest in the operation of their government, the Hopkinton Zoning Board of Review intends to include the public on July 21, 2022. However, due to the COVID-19 virus, the Board wants to be sure that everyone can do so safely from their own homes. Therefore, this hybrid meeting will be held in person and remotely using Zoom.

To get the most out of the hybrid meeting technology, participants should join by computer when possible. Joining by computer allows you to see the Board members on-screen and makes it easier to use the functions for indicating you wish to speak and muting/un-muting yourself.

To attend the meeting remotely, please connect by 7:00 pm. **Note:** Participants will not be able to connect before the host begins the session, and anyone trying to connect who are unable to do so should try again after 7:00 PM

**REMOTE MEETING ACCESS:**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84885667427?pwd=ZU4xL2RyTWtlem4wRG1VcEFWbW9vUT09>

Webinar ID: 848 8566 7427

Passcode: 635671

Dial in number: 1-312-626-6799

**Citizens wishing to speak during public forum:**

Any participants wishing to speak during the public forum should indicate so as early as possible. The Zoom meeting has a ‘Raise your hand’ indicator that you enable to let the host know you wish to speak.

To ‘Raise your hand in Zoom:

**By Computer:**

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

**By Phone:**

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

**Please remember when making a public comment to state your name and address before speaking.**

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

7:00 P.M. Call to Order – Introduction - Moment of silent meditation and salute to the Flag.

Members present.

Members sitting as Board.

Petition I – Determine Completeness of application/consider waivers (cont.)

An application for an Aquifer Protection Permit to allow a woodshop, mill, and garden center. Petition filed by Woodland Ridge LLC, with a mailing address of 544 Dugway Bridge Rd, West Kingstown, RI 02982 for property owned by Woodland Ridge LLC located at 916 Main St, Hope Valley, RI 02832 and identified as AP 15 Lots 4, 5, and 6A, a commercial and manufacturing zones and filed in accordance with Appendix A – Zoning District Use Table, Use Categories # 521, 241, 596, a Primary Protection Zone – “A = Aquifer Protection Permit.”

Applicant or representative present.

Filing fees paid and notice posted.

Discussion.

Decision.

Petition II – Determine completeness of application/consider waivers (cont.)

A petition for a Dimensional Variance to request relief from front and side yard setbacks for construction of a new building compatible with current use. Petition filed by Jeffrey Duscha with mailing address of 109 Woodville Alton Road, Hope Valley RI 02832, for property owned by Jeffrey Duscha and Michele Hoyt located at 493 Main Street, Hopkinton RI 02833, and identified as AP 26 Lot 15, an RFR-80 Zone and filed in accordance with Section 9 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Petition III – Determine Completeness of application/consider waivers (cont.)

A petition for a Special Use Permit to allow for construction of a new building and an expansion of the current use. Petition filed by Jeffrey Duscha with mailing address of 109 Woodville Alton Road, Hope Valley RI 02832, for property owned by Jeffrey Duscha and Michele Hoyt located at 493 Main Street, Hopkinton RI 02833, and identified as AP 26 Lot 15, an RFR-80 Zone and filed in accordance with Sections 8C and 10 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Applicant or representative present.

Filing fees paid and notice posted.

Discussion.

Decision.

Petition VI – Hearing (cont.)

An application for an Aquifer Protection Permit to allow a brewery of beer, wine, and distilled alcoholic beverages within the existing structure. Petition filed by Quinlan Enterprise, with a mailing address of 401 Main Street, Ashaway RI 02804, for property owned by Hopkinton Industrial Park LLC located at 15 Gray Lane, Ashaway, RI 02804, and identified as AP 4 Lot 12, a manufacturing zone and filed in accordance with Appendix A – Zoning District Use Table, Use Category #510, a Primary Protection Zone – “A = Aquifer Protection Permit.”

Applicant or representative present.

Filing fees paid and notice posted.

Discussion.

Decision.

Petition V – Determine completeness of application/consider waivers (cont.)

A Petition for a Dimensional Variance to allow a reduction in lot frontage. Petition filed by Nick Mandes on behalf of Clarks Falls, LLC with mailing address of 15 Clarks Falls Rd, North Stonington, CT 06359, for property owned by Clarks Falls, LLC located at 0 Tanner Lane, Ashaway, RI 02804, and identified as AP 5 Lot 57E, an R-1 Zone and filed in accordance with Section 9 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Petition VI – Determine completeness of application/consider waivers (cont.)

A Petition for a Special Use Permit to allow for a single family residence. Petition filed by Nick Mandes on behalf of Clarks Falls, LLC with mailing address of 15 Clarks Falls Rd, North Stonington, CT 06359, for property owned by Clarks Falls, LLC located at 0 Tanner Lane, Ashaway RI 02804, and identified as AP 5 Lot 57E, an R-1 Zone and filed in accordance with Sections 8C and 10 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Applicant or representative present.

Filing fees paid and notice posted.

Discussion.

Decision.

Consider the Minutes of the June 16, 2022 Zoning Board of Review meeting.

To conduct any other business that may legally come before said meeting.

Adjourn.

If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation by any person, please contact the Town Clerk's Office at 377-7777 (V) or 377-7773 (TDD) at least two (2) business days prior to the meeting.

Posting Details: Town Hall, Hopkinton Police Department, US Post Office – Hopkinton, RI, Hopkinton Website, Secretary of State Website

Posted: July 14, 2022