

ZONING BOARD OF REVIEW MEETING MINUTES – December 21, 2023

State of Rhode Island

County of Washington

In Hopkinton on the twenty-first of December 2023 A.D. the said meeting was called to order at 7:03 PM by Zoning Board of Review Chairman in the Town Hall Meeting Room with a moment of silent meditation and a salute to the Flag.

PRESENT: Johnathan Ure, Ronnie Sposato, Daniel Harrington, Daniel Baruti, Chip Heil, & Zoning Board Clerk: Katrina Caputo, Zoning Official: Anthony Santilli, Town Manager: Brian Rosso

Absent: Joe York and Alternate Member Phil Scalise

Sitting as the Board for Petition I: Ure, Baruti, Harrington, Sposato, & Heil
Petition I- Determine completeness of application/ consider waivers-

A Special Use Permit to allow an addition to the existing Town Hall. Petition is filed by DRA Architects, Greg Smolley, with mailing address of 225 Oakland Road Studio 205 South Windsor, CT 06074, for property owned by The Town of Hopkinton located at 1 Town Hall Road Hopkinton, RI 02833, identified as AP 026 Lots 47 and 48, 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.

Greg Smolley from DRA Architects was present on behalf of the town.

ZONING BOARD OF REVIEW MEETING MINUTES –DECEMBER 21, 2023

CHECKLIST ITEM A: Three (3) copies of a site plan prepared by, and signed and stamped by, a professional engineer or professional land surveyor at a scale of no less than one (1) inch = forty (40) feet clearly showing:

- Name and address of property owner(s)
- Date, north arrow, graphic scale, lot dimensions and area
- Plat & lot, zoning district(s) and setbacks
- Existing and proposed structures, and their relationship & distances from lot boundary lines
- Existing and proposed parking areas and walkways – existing and proposed landscaping, as it relates to the request.
- Existing streets, 911 address, wells, septic system
- List of names and address of all property owners within 200 feet of subject property
- Best Management Practice work-plan where required
- Any peculiar site conditions or features

A MOTION WAS MADE BY MEMBER SPOSATO AND SECONDED BY MEMBER HARRINGTON THAT CHECKLIST ITEM A IS COMPLETE. ALL IN FAVOR.

SO MOVED

CHECKLIST ITEM B: Three copies of a separate map indicating all property owners within 200 feet of the subject property and/or all of those owners and entities which require notice under section 45-24-53 of the R.I.G.L., also depicting any zoning district boundary and uses of all neighboring properties.

ZONING BOARD OF REVIEW MEETING MINUTES –DECEMBER 21, 2023

The board discusses whether the State of Rhode Island should be included in the abutters notices due to the lot abutting the state highway.

A MOTION WAS MADE BY MEMBER HARRINGTON AND SECONDED BY MEMBER SPOSATO THAT CHECKLIST ITEM B IS COMPLETE SUBJECT TO RI DOT BEING ADDED TO THE ABUTTERS LIST. ALL IN FAVOR.

SO MOVED

CHECKLIST ITEM C: A soil erosion and stormwater control plan with supporting calculations based on standards approved by the USDA Soil Conservations Service and in conformity with the R.I. Erosion and Sediment Control Handbook.

A MOTION WAS MADE BY MEMBER BARUTI AND SECONDED BY MEMBER HARRINGTON THAT CHECKLIST ITEM C IS COMPLETE. ALL IN FAVOR.

SO MOVED

CHECKLIST ITEM D: A letter from a biologist indicating that there are no freshwater wetlands on or in proximity to the site such that the application is regulated by the R.I. Freshwater Wetlands Act. In those instances where the application is regulated by the R.I. Freshwater Wetlands Act, a physical alteration permit issued by the R.I. Department of Environmental Management, and where applicable, the U.S. Army Corp of Engineers, shall be required.

A MOTION WAS MADE BY MEMBER HARRINGTON AND SECONDED BY MEMBER BARUTI THAT CHECKLIST ITEM D IS COMPLETE. ALL IN FAVOR.

ZONING BOARD OF REVIEW MEETING MINUTES –DECEMBER 21, 2023

SO MOVED

CHECKLIST ITEM E: Location of existing septic system. Where construction requires approval by the R.I. DEM - Division of Land Resources for an ISDS (individual sewage disposal system) or change of use permit for the proposed activity, attach a copy to the application.

A MOTION WAS MADE BY MEMBER BARUTI AND SECONDED BY MEMBER HARRINGTON THAT CHECKLIST ITEM E IS COMPLETE SUBJECT TO THE DELIVERY OF THE APPROVED SEPTIC DESIGN AND APPLICATION. ALL IN FAVOR.

SO MOVED

CHECKLIST ITEM F: Traffic Study addressing the potential impacts of the proposed activity.

Member Baruti states that the applicant has requested a waiver for checklist item F. The board and Mr. Smolley discuss the impact the expansion will have on traffic and parking.

Chairman Ure asks Mr. Smolley if the decision to legally merge the two lots has been filed by the Planning Board. Mr. Smolley states that the decision has not been filed yet. Chairman Ure explains that the decision will need to be filed and recorded before the board can grant a Special Use Permit.

ZONING BOARD OF REVIEW MEETING MINUTES –DECEMBER 21, 2023

A MOTION WAS MADE BY MEMBER BARUTI AND SECONDED BY MEMBER SPOSATO TO GRANT THE WAIVER FOR CHECKLIST ITEM F. ALL IN FAVOR.

SO MOVED

CHECKLIST ITEM G: On a separate site plan, indicate existing and proposed topography at two (2) foot intervals.

A MOTION WAS MADE BY MEMBER BARUTI AND SECONDED BY MEMEBR HEIL THAT CHECKLIST ITEM G IS COMPLETE. ALL IN FAVOR.

SO MOVED

CHECKLIST ITEM H: Provide evidence that the proposed water supply has sufficient supply to support the proposed activity and is drinking water quality.

A MOTION WAS MADE BY MEMBER HARRINGTON AND SECONDED BY MEMBER SPOSATO THAT CHECKLIST ITEM H IS COMPLETE. ALL IN FAVOR.

SO MOVED

Member Baruti requests the applicant add RI DOT to the abutters list and initial the change on the application.

A MOTION WAS MADE BY MEMBER BARUTI AND SECONDED BY MEMBER HARRINGTON THAT THE APPLICATION FOR THE SPECIAL

ZONING BOARD OF REVIEW MEETING MINUTES –DECEMBER 21, 2023

USE PERMIT IS COMPLETE SUBJECT TO THE RECEIPT OF THE OWTS PERMIT FOR CHECKLIST ITEM E. ALL IN FAVOR.

SO MOVED

The board and Town Manager discuss moving the hearing up to January 4th, 2024 and getting legal counsel for the hearing.

A MOTION WAS MADE BY MEMBER HEIL AND SECONDED BY MEMBER HARRINGTON THAT A SPECIAL MEETING FOR THIS HEARING WILL TAKE PLACE ON JANUARY 4TH, 2024. ALL IN FAVOR.

SO MOVED

A MOTION WAS MADE BY MEMBER HEIL AND SECONDED BY MEMBER HARRINGTON TO CLOSE THE SOLAR WORKSHOP. ALL IN FAVOR.

SO MOVED

A MOTION WAS MADE BY MEMBER HEIL AND SECONDED BY MEMBER HARRINGTON TO ACCEPT THE MINUTES FROM THE NOVEMBER 16TH, 2023 MEETING. ALL IN FAVOR.

SO MOVED

A MOTION WAS MADE BY MEMBER HARRINGTON AND SECONDED BY MEMBER BARUTI TO ADJOURN THE MEETING AT 8:05 PM. ALL IN FAVOR.

SO MOVED

ZONING BOARD OF REVIEW MEETING MINUTES –DECEMBER 21, 2023

Respectfully Submitted,

Katrina Caputo

Zoning Board Clerk

Next scheduled Meeting: January 4, 2024