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# ***TOWN OF HOPKINTON, RI***

## *2010 Comprehensive Plan 5-Year Update*

*Adopted November 3, 2010 by the Hopkinton Planning Board*

*Adopted February 22, 2011 by the Hopkinton Town Council*

**TOWN OF HOPKINTON**  
*2010 Comprehensive Plan 5-Year Update*  
February 22, 2011

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# Town of Hopkinton 2010 Comprehensive Plan 5-Year Update

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## Introduction

The Hopkinton Comprehensive Plan provides the Town of Hopkinton with a long-range guide for its future by taking a *comprehensive* look at the community as a whole. It assesses historic and current trends, presents the vision residents have for the town, and provides the framework for reaching that vision. The framework incorporates goals, policies and recommendations that are short, mid and long-term in nature. They focus the following required elements:

- Recreation, Conservation and Open Space,
- Natural and Cultural Resources,
- Public Services and Facilities,
- Circulation,
- Economic Development,
- Housing, including affordable housing, and
- Land Use



The Hopkinton Comprehensive Plan was approved by the State of Rhode Island on February 13, 2004. This document responds to the mandate of the State Comprehensive Planning and Land Use Act that requires the community comprehensive plan to be updated every five years. The 2010 Update supersedes the previous plan and is in force upon its adoption by the Town Council.

### ***Format of Update***

The 2010 Update is an opportunity for the Town of Hopkinton to review its progress in meeting the goals established in the 2004 Plan, review the relevancy of these goals and policies as they compare to changing conditions in Town and provide a chance to revise, delete or add goals the Town feels will further support its future vision. It is also the intent of the 2010 Update to present the public with a more user-friendly document that clearly articulates the vision of the Town and its objectives.

The 2010 Update presents each element as it is in the 2004 Plan. Within each element of this update, there is a list of accomplished goals, policies and Recommendations based on the 2004 Plan, followed by a brief discussion of necessary changes to the technical information of the 2004 Plan that required attention. This could be in the form of data inaccuracies or the like. The complete Implementation and Recommendation Program of each element is presented and amended, as needed. A detailed summary of changes to this program is provided in the Five-Year Update Summary Sheets found in Appendix A. Changes and amendments to the 2004 Plan are based on the public participation program of the update, which included a town survey, public workshop and coordinated meetings with local committees, boards and commissions.

### ***Regional Coordination***

The Town of Hopkinton makes conscientious efforts to coordinate with adjacent towns to ensure consistency with their local comprehensive plans and meeting regional goals. The 2010 Update is no different. Collaborative issues include:

- The Pawcatuck and Wood rivers are an important natural resource for the towns of Charlestown, Hopkinton, Richmond and Westerly. They contribute to recreational and economic development opportunities for all three towns. As such, the municipalities should coordinate projects that protect water quality and habitat. Activities include watershed management, open space acquisition, and groundwater protection.
- Hope Valley and Wyoming straddle the municipal boundary of Hopkinton and Richmond. Coordinating utilities and infrastructure as they relate to future development and redevelopment within these villages is important for both towns.
- Hopkinton is part of the Chariho Regional School District, which also includes Charlestown and Richmond. These communities need to ensure that goals and policies of the public services and facilities elements of their respective comprehensive plans are consistent. The district also provides opportunities to collaborate for recreational resources. The three towns have traditionally joined in organized sports leagues such as Little League and girls' softball. These organizations use fields in all three communities owned by the leagues themselves, municipalities or the Chariho Regional School District.
- The Town is a provider of other recreational and open space facilities to the region and other Rhode Islanders. The State has many land holdings open to the public that offer camping, canoeing, fishing and hiking. Arcadia Management Area, Rockville Management area, Blue Pond Management Area and Ell Pond Management Area are a few of the larger state conservation lands in Hopkinton.
- Sole source aquifers and their groundwater recharge areas straddle Hopkinton, Westerly and Richmond. Development within these areas is a major concern and it is important that impacts to these resources be minimal. The communities need to work together for their protection.

### **Consistency with State Guide Plans**

The 2010 Update has been prepared to be consistent with the State Guide Plan, including the most recently updated elements:

- Land Use 2025 (State Guide Plan Element 121)
- Transportation 2030 (State Guide Plan Element 611)
- State Housing Plan (State Guide Plan Element 421)
- Economic Development Strategy (State Guide Element 211)
- Drought Management Plan (State Guide Element 724)
- Forest Resources Management Plan (State Guide Element 161)
- Comprehensive Solid Waste Management Plan (State Guide Element 171)

### **Public Participation Process**

The 2010 Update involved the public through workshops and a town survey. A general public workshop was held at the Ashaway Fire Station. Several local committees were met with individually, including the Land Trust, Conservation Commission, Affordable Housing Partnership, Recreation Committee, and Planning Board. Department heads were also interviewed and provided input. Prior to public hearings, a presentation was also given to the

Town Council. Table 1 lists the outreach efforts associated with the 2010 Update. Appendix B contains the survey distributed to residents and a tabulation that summarizes the responses.

Table 1: Outreach efforts of the 2010 Comprehensive Plan Update

Event	Location	Date
Meeting with Land Trust	Crandall House	January 26, 2009
Public Workshop	Ashaway Fire Station	January 29, 2009
Meeting with Affordable Housing Partnership	Planning Department	February 3, 2009
Consecutive Meetings with Conservation Commission, Historic District Commission and the Recreation Commission	Ashaway Fire Station	February 10, 2009
Meeting with Planning Board	Ashaway Fire Station	March 25, 2009
Joint Workshop with Town Council and Planning Board	Council Chambers	June 22, 2009
Workshop with Town Council	Council Chambers	September 29, 2010
Public Hearing Planning Board Adoption	Council Chambers	November 3, 2010
Public Hearing Town Council	Council Chamber	January 10, 2011
Public Hearing Town Council	Council Chambers	January 31, 2011
Town Council Adoption	Council Chambers	February 22, 2011

The public participation process showed that residents feel strongly about maintaining the rural character of Hopkinton. They clearly articulated that this is the main reason why they chose to live in town and it is what draws visitors to its natural areas for recreation, such as camping, fishing and hiking to name a few. As such, the Town should continue to take steps to protect the watersheds and rivers. Residents felt that new development should be focused on I-95 Exits 1 and 2 as well as in the villages of Hope Valley and Ashaway as long as it is within the capacity of the natural environment. Because public utilities may not be available now, new infrastructure should be planned in a way that is economically viable for the town, leveraging developers as a way to install water supplies, for example. New development and redevelopment should adhere to design standards that maintain the small town, rural character of Hopkinton. New economic development efforts in these target areas should be environmentally clean industries and businesses with wages that can give employees the opportunity to live in town. Commercial activities should support small businesses. Residents support mixed use<sup>1</sup> development at the highway exits and villages as long as it is consistent with the surrounding character.

The residents of Hopkinton understand the need for affordable housing in their town. The development of new housing should support a wide variety of incomes, particularly of young families and those that chose to rent rather than own their home.

Preservation of open space is also strongly supported by residents because it keeps the town rural. This also includes protecting and supporting active farms and preserving inactive farmlands as threatened landscapes, acknowledging their contribution to the scenic quality of Hopkinton. Active open space is equally important to residents and they have expressed a need for more ball fields for adult and youth leagues and programs.

<sup>1</sup> "Mixed use" development is defined by the Hopkinton Zoning Code as "a mixture of land uses within a single development, building, tract or parcel" (Section 2 (48)).

When asked about preservation of historic and cultural resources, residents felt that for the most part the town has done a good job in protecting these resources. More effort needs to be made to increase awareness of the town's historic and culturally significant structures through such efforts as placards, plaques or exhibits at local libraries.

Residents are generally satisfied with the public services and facilities in Hopkinton. Emergency management and public safety ranked high while social services and public schools were seen as areas that needed the most improvement. Residents articulated that more social programs should focus on groups other than the elderly, yet provide a greater variety of resources for the town's aging population. There is debate among residents about public schools and whether the town should pull out of the Chariho Regional School District or not.

When asked about municipal roads, residents have a split opinion regarding their condition and maintenance. About half feel there are drainage issues that need to be addressed and maintenance is lacking.

### **Community Characteristics**

The community characteristics presented in the 2004 Plan still reflect the 1980 and 1990 US Census. As we approach the next Census in 2010, the Town felt it was important to present the data compiled in 2000 for more rational allocation of resources and decision making during the 2010 Update. The following provides a brief snapshot of select demographic characteristics of the Hopkinton population.

As shown in Table 2, the Town's population between 1990 and 2000 grew by almost 1,000 people, but the median age also increased. The population pyramids in Figures 1 and 2 indicate the population under the age of 30 decreased, particularly between the ages of 20 and 30. Those between the ages of 35 and 60 increased, possibly indicating that families with older and fewer children along with empty-nesters were attracted to Hopkinton during this time.

Table 2: Summary of General Population in Hopkinton, 1990-2000

	1990	2000	Change	Percentage Change
Total Population	6,873	7,836	963	14.0%
Median Age (years)	33.2	37.6	4.4	-
<b>Race and Ethnicity</b>				
White	6,775	7,587	812	12.0%
% of total population	98.6%	96.8%		-2%
Non-White	98	173	75	76.5%
% of total population	1.4%	2.2%		1%
Hispanic Origin	45	83	38	84.4%
% of total population	0.7%	1.1%		0.4%

Source: US Census Bureau as compiled by Rhode Island Statewide Planning Program

Table 3 shows the number of households also grew, both family and non-family; but the median size of both decreased. This reflects the increases in older residents with fewer and older children living in town. The table also shows an increase in housing units. More information

about the type of units and affordability is provided in the Housing Element. Occupancy rates continued to be high with a small portion being rental units.

Table 3: Select Housing Characteristics of Hopkinton, 1990-2000

	1990	2000	Change	Percentage Change
Number of households	2,409	2,953	544	22.6%
Family Households (Families)	1,916	2,181	265	13.8%
Non-Family Households	540	784	244	45.2%
Average Household Size	2.8	2.6	-0.2	-
Average Family Size	3.2	3.1	-0.1	-
Households with individuals 65 years and over	571	660	89	15.6%
Total Housing Units	2,662	3,112	450	16.9%
Occupied Units	2,456 (92% of total units)	2,965 (95% of total units)	509	20.7%
Owner-occupied	1,933 (79% of occupied)	2,386 (80% of occupied)	453	23.4%
Renter-occupied	523 (21% of occupied)	579 (20% of occupied)	56	10.7%
Vacant Units (including seasonal)	206 (8% of total units)	147 (5% of total units)	-59	-28.6%

Source: US Census Bureau as compiled by Rhode Island Statewide Planning Program

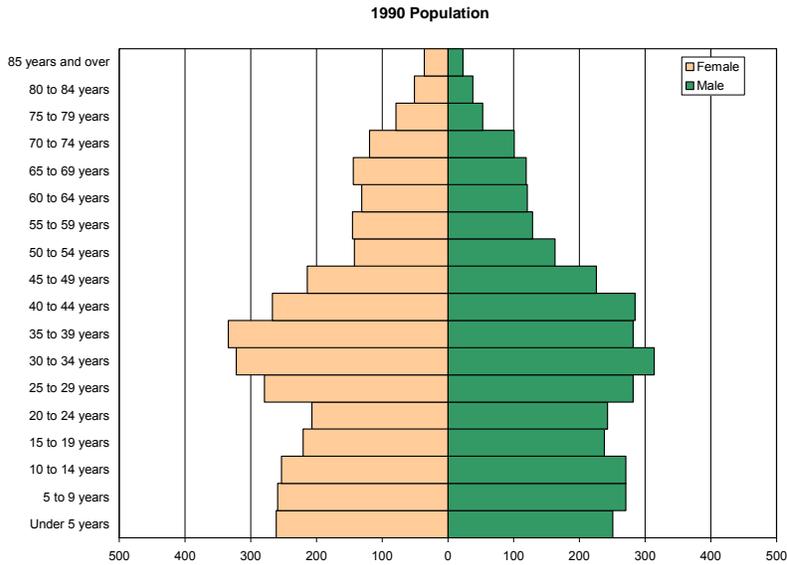


Figure 1: 1990 Age Cohorts

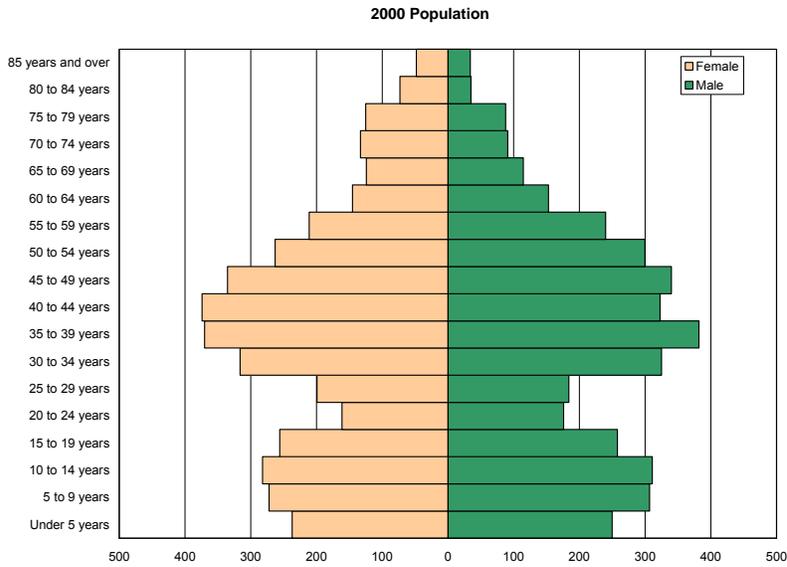


Figure 2: 2000 Age Cohorts

The wealth of residents also increased. Table 4 shows that both the median household and family incomes increased nearly 50 percent. The proportion of families and individuals below the poverty level remained at a consistent percentage between 1990 and 2000.

Table 4: Select Economic Characteristics of Hopkinton, 1990-2000

	1990	2000	Change	Percentage Change
Number of households	2,409	2,953	544	22.6%
Median Household Income	\$36,737	\$52,184	\$15,444	42.3%
Number of Families	1,869	2,172	303	16.2%
Median Family Income	\$40,308	\$59,143	\$18,835	46.7%
Families Below Poverty Status (% of total families)	62 (3.3%)	72 (3.3%)	10	16.1%
Individuals Below Poverty Status (% of total population)	296 (4.3%)	370 (4.8%)	74	25.0%

Source: US Census Bureau as compiled by Rhode Island Statewide Planning Program

Table 5 summarizes select employment characteristics. The percentage of employed individuals in town remained consistent compared to the total working population (16 years of age and older) from 1990 to 2000. The number of unemployed individuals dropped 2 percent. More individuals commuted to work by car alone between the two Census years and a low percentage of the workforce continued to take public transportation to work.

Table 5: Select Employment Characteristics for Hopkinton, 1990-2000

	1990	2000	Change	Percentage Change
Population 16 years and older	5,216	6,068	852	16.3%
In the labor force	3,660 (70.2%)	4,444 (73.2%)	784	21.4%
Civilian Employed	3,356 (64.3%)	4,235 (69.8%)	879	26.2%
Civilian Unemployed	263 (5.0%)	185 (3.0%)	-78	-29.7%
Armed forces	41 (0.8%)	24 (0.4%)	-17	-41.5%
Not in the labor force	1,556 (29.8%)	1,624 (26.8%)	68	4.4%
Workers 16 years and older	3,352	4,169	817	24.4%
Commuting to Work				
Drive alone	79.0%	86.7%	x	x
Carpool	16.5%	9.0%	x	x
Public transportation	0.3%	0.4%	x	x
Work at home	2.9%	2.3%	x	x
Walk	(included in "Work at home")	0.8%	x	x
Other means	1.3%	0.8%	x	x

x Data not available or not applicable

Source: US Census Bureau as compiled by Rhode Island Statewide Planning Program

## Recreation, Conservation and Open Space

### Introduction

The Recreation Conservation and Open Space Element of the Comprehensive Plan focuses on meeting the town's needs for recreational resources, including conservation and open space lands managed by the Town. While these protected lands contribute to the preservation of Hopkinton's rural character, they also contribute to recreational and economic development opportunities of the town. Hopkinton's recreation, conservation and open space resources are used by local residents and visitors to the region and the State of Rhode Island. Many businesses receive direct and indirect benefits from these visitors.



Hopkinton is a "regional provider" of recreation and open space opportunities to neighboring towns within the Chariho School District and residents of Rhode Island and southeastern Connecticut. The State of Rhode Island has considerable land holdings, including Rhode Island Department of Environmental Management's (RIDEM) Arcadia, Blue Pond and Rockville Management Areas which offer fishing, canoeing and hiking. The Town through the Hopkinton Land Trust and non-governmental organizations like The

Nature Conservancy and the Rhode Island Audubon Society also contribute to conservation efforts. Regional efforts also acquire land for conservation through the Wood-Pawcatuck Watershed Association. The Town manages the recreation facilities along with those school facilities owned by the Chariho School District. Private commercial properties also offer camping opportunities, including Camp Yawgoog owned by the Rhode Island Boy Scouts and several private campgrounds. A complete inventory of outdoor recreation and open space resources can be found in Appendix B.

In late 1999 the Rhode Island General Assembly passed enabling legislation that allowed the Town Council to establish the Hopkinton Land Trust as a public body with the authority to acquire, hold and manage property and in January of 2000 the Town Council did so through a local ordinance. The mission of the Land Trust is to protect Hopkinton's rural character and natural heritage by preserving land as open space through acquisition and conservation easements while maintaining public access, where possible, to these resources. The ordinance states the Land Trust will:

*—... preserve open space, protect wetlands, ground and surface water, farmland, unusual and exemplary natural habitats, historical or cultural places of significance as well as scenic views through a program of sustained acquisition and stewardship. The Trust will provide public access for recreation and appreciation, and opportunities for research and natural resources educations, where possible, on Land Trust properties.*

The Land Trust has been financially supported by the Town. In June of 2000, \$200,000 was approved for start-up funding followed by four years of receiving 100% of the Land Transfer tax, then two years of receiving 50% of the Land Transfer tax. Presently the Land Trust does not

receive any funds from the Land Transfer tax, but has received two local open space bonds: \$1 million in 2005 and \$2 million in 2009. The Land Trust also leverages funds from other conservation organizations such as The Nature Conservancy as well as funds allocated from RI DEM.

In order to ensure the most efficient use of resources, the Land Trust adopted the *Hopkinton Land Trust Open Space Project Funding Policy* January 5, 2004. It establishes criteria and a ranking system to evaluate property under consideration for open space protection and acquisition. Nine criteria are used:

1. Potential to offset the impact of residential development
2. Size of parcel
3. Access to rivers or ponds
4. Groundwater protection
5. Ecologically significant habitat
6. Proximity to other protected land or to surface water bodies
7. Farmland preservation
8. Historic value
9. Scenic value

Each criterion has a source of values used in the project ranking and a point score is assigned from 0 to 3, with the maximum score being 27. The point system is intended to establish an objective way to identify the best projects for acquisition or protection. Table 6 summarizes the number of points awarded. In addition to these criteria, the Land Trust may also consider the leverage of funds from other sources, which may assign higher priority to projects that require a lesser share of Land Trust funding.

Table 6: Hopkinton Land Trust Open Space Project Ranking Point System

Criteria	Number of Points Awarded			
	0	1	2	3
Potential offset impact of development: number of housing units possible	0	1-10	11-20	Over 20
Size of parcel	< 5 acres	5-15 acres	16-30 acres	Over 30 acres
Access to rivers or ponds	More than ½ mile away	¼ to ½ mile	< ¼ mile	Abutting
Groundwater protection	No impact	Groundwater recharge area or sole source aquifer	Non-community wellhead protection area	Aquifer or community wellhead protection area
Ecologically significant habitat	Degraded habitat	Average habitat	Above average habitat	Prime habitat
Proximity to other protected land	More than ½ mile away	¼ to ½ mile	< ¼ mile	Abutting
Farmland preservation	No	Inactive farm	Active farm <10 acres	Active farm 10 acres or more
Historic value	Minimal or no value	Low value	Medium value	High value
Scenic value	Minimal or no value	Low value	Medium value	High value

The Land Trust has established detailed definitions for each of these rankings which are outlined in their funding policy. For example, prime habitat is described as “those areas identified under the Rhode Island Natural Heritage Program as „unique sites” or areas inventoried under the Program as providing habitat for State Endangered, State Threatened, Federally Endangered, Federally Threatened, or Species of State Interest.”

Table 7 lists dedicated as open space under ownership of the State, the Town, the Hopkinton Land Trust, or non-profit organizations. The table also identifies which properties have been added since 1994 as well as land holders who have increased their acreage, such as The Nature Conservancy. Table 8 provides a summary of land acreage. These acres do not include conservation easements over developed lands that the Land Trust has acquired, such as working farms or properties still occupied by private owners, or the purchase of development rights by the State. It also does not list private open space associated with cluster subdivisions if it were not dedicated to the Town as well as lands associated with commercial uses.

Table 7: Protected Lands in Hopkinton

NAME	Added since last Update
<b>STATE OF RHODE ISLAND LAND HOLDINGS</b>	
Alton Pond Fishing area	-
Arcadia Management Area	-
Black Farm	-
Blue Pond Management Area	-
Burlingame Management Area	-
Ell Pond Management Area	-
Hope Valley Fishing Area	-
Locustville Pond Access Area	-
Beach Pond Management Area	-
Moscow Pond Fishing Area	-
Rockville Management Area	-
Tefft Access Area	-
Tomaquag Rock	-
Wood River Access	-
Wyoming Dam Fishing Access	Yes
Forestry Easements (Canonchet)	Yes
Bradford Dye/Grills Preserve	Yes
Brightman Hill Road (The Nature Conservancy)	Yes
Agriculture Development Rights (Town-wide)	Yes
<b>MUNICIPAL LAND HOLDINGS</b>	
Briggs Memorial Park	-
Crandall Field	-
Crandall House	-
Langworthy Field	-
Laurel Street Nature Area	-
Polish Park	-
Town Hall Property	-
Other town undeveloped land*	-

NAME	Added since last Update
Hopkinton Land Trust	
Brown Homestead at Canonchet Woods	Yes
Cekala	Yes
Deer Creek Estates	Yes
Grills Preserve and Wildlife Sanctuary	Yes
James Farm	Yes
Kenyon Crossroads	Yes
Pleasant View Estates	Yes
Thorton Property	Yes
Tomaquag Brook at Diamond Hill Road	Yes
Tomaquag Trail	Yes
UBS/Laurel Woods/Fire District	Yes
Chariho School District	
Ashaway School Playfields	-
Hope Valley School Playground	-
<b>NON-GOVERNMENTAL/NON-PROFIT LAND HOLDINGS</b>	
The Nature Conservancy	Increased land holdings
Rhode Island Audubon Society	-
Bethel Village Water Association	Yes
Camp Yawgoog (Boy Scouts of America)	-
Chariho Little League	-
Westerly Land Trust	Yes
Wood-Pawcatuck Watershed Association	Yes
<b>PRIVATE LAND HOLDINGS (COMMERCIAL AND OTHER)</b>	
Enchanted Forest	-
Ashaway Sportsmen's Club	-
Frontier Campground	-
Greenwood Hill Campground	-
Holly Tree Campground	-
Whispering Pines Campground	-
Lindbrook Golf Course	-
Cluster subdivision private open space	Increased land holdings

\* See the Appendix C for full listing of parcels.

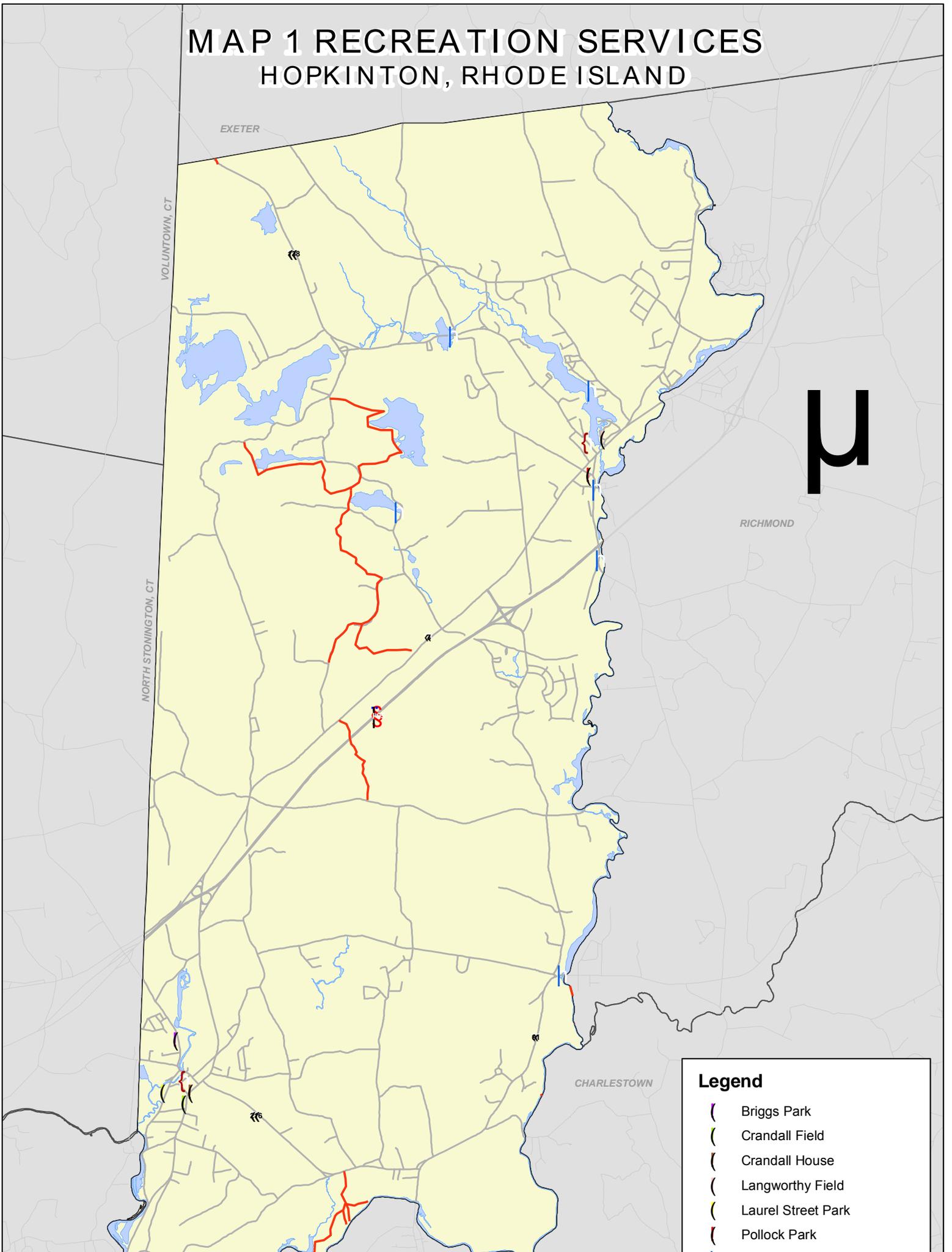
Table 8: Total Acreage of State, Municipal and Non-Profit Organization Lands Dedicated as Open Space

Land Owner	Total Acres
State of Rhode Island (Department of Environmental Management)	3,062
Town of Hopkinton	230
Town of Hopkinton Land Trust	846
The Nature Conservancy (includes lands in partnership with the Hopkinton Land Trust)	606
Rhode Island Audubon Society	198
Wood-Pawcatuck Watershed Association	6
Rhode Island Boys Scouts	872
<b>TOTAL</b>	<b>5,820</b>

Source: Town of Hopkinton Tax Assessor, 2009

Map 1 shows Hopkinton's recreation resources and Map 2 shows protected open space.

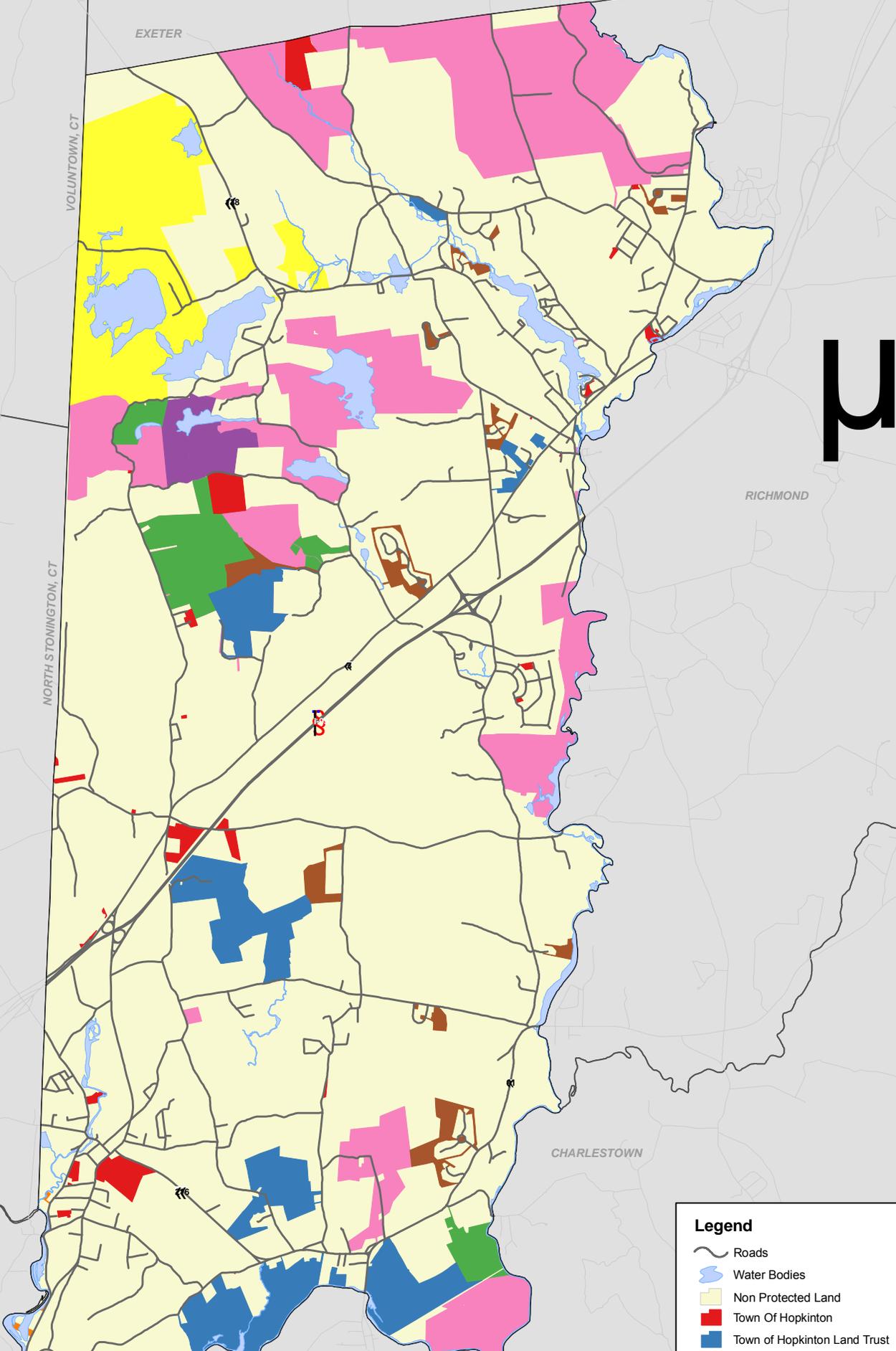
# MAP 1 RECREATION SERVICES HOPKINTON, RHODE ISLAND



## Legend

- ( Briggs Park
- ( Crandall Field
- ( Crandall House
- ( Langworthy Field
- ( Laurel Street Park
- ( Pollock Park

# MAP 2 OPEN SPACE / CONSERVATION LAND HOPKINTON, RHODE ISLAND



**Legend**

- Roads
- Water Bodies
- Non Protected Land
- Town Of Hopkinton
- Town of Hopkinton Land Trust

The work of the Land Trust should be accompanied by a local transfer of development rights (TDR) program to protect important farmlands and large expanses of natural resources. This type of program is discussed in detail under the Natural and Cultural Resources Element.

Many property owners have taken advantage of the Farm, Forest and Open Space Tax Credit offered by the Town. The tax credit allows private property owners to pay reduced taxes if they maintain these uses on their property. In 1994, 2,300 acres were registered. This number has increased to 9,230 acres at the end of 2008. This is an important step towards protecting important landscapes; however, it is the view of the Town that the protection of these resources through this tax credit only lasts as long as the property owner wishes to maintain this status. The tax credit does not preserve these resources in perpetuity. Therefore, while these important resources are protected today, the Town would like to ensure that these properties continue to be preserved in the future. More effort should be made to enroll these lands under conservation easements, dedications, transfer of development rights or other conservation efforts in order to permanently protect these important resources.

#### Hopkinton Recreation Department

The recreation department has a full-time director, one part-time staff person and one maintenance staff person. Under the direction of the five-member Recreation Commission, they are responsible for programs and upkeep of all the town's recreational areas. Current year-long or annual activities organized by the recreation director include the following:

#### □ **On-Going Programs**

Summer ten-week playground, 40 children/week  
February Vacation Week Camp, 25 children/week  
April Vacation Week Camp 25 children/week  
Fitness Programs include yoga, stretch and cardio year round  
Dramatic Arts for Children: Sept-June  
Fun with Fashion for Children: Sept-June  
Children's Sing-A-Long: Sept-June  
Soccer Camps: three weeks in the summer; fall and spring sessions

Youth Basketball League, December-March 450 children  
Easter egg hunt, 300-400 children  
Tee Ball, Spring 125 children  
Instructional Baseball, Spring 125 children  
Basketball Camp: one week in the summer  
Dramatic Arts Camp: two weeks in the summer  
Tennis Lesson: Summer  
Multi-Sports Camp: one week in the summer  
Toddler Play Group: Sept-June  
Music Lessons: Guitar and Flute



Seniors bingo, whist, bridge, weekly 10-15 people  
Senior Dining: Lunch served M-F year round  
Meals on Wheels: Meals delivered Monday through Friday year round

Nurse Visits: monthly  
State Agencies: Quarterly visits  
Flu Shots: yearly  
Ceramics: Mondays

□ **Annual Events**

Colonial Craft Fair, 2 days, 6000 people  
Holiday Stroll in the Village of Ashaway: 2nd Saturday in December  
Hopkinton Rec Run: Fall  
Huck Finn Day: First Sunday in June  
Swamp Yankee Days: Last Weekend in September

The Recreation Department also supports many local organizations by making space available for weekly meeting times and events for the following groups:

Boy Scouts	4-H Club
Girl Scouts	Ashaway Sportman Club (Huck Finn Day)
Home School groups	Chariho Rotary Club (Swamp Yankee Days)
Mom's Club	

The Recreation Department Director is also responsible for coordinating use of Town recreation properties by other individuals and groups. The town-owned fields, Langworthy and Crandall Fields, are used by local teams for regular games and practices. Organizations that use the fields for this purpose are Chariho Little League, Chariho Girls Softball and Chariho Youth Soccer Association.

### ***Public Comment and Survey Findings***

There is a mixed opinion on whether the Town meets the recreational needs of the residents. The survey showed that two thirds agreed that the town has ample land dedicated to active or developed recreation; however, during the public workshop, participants stated that there are not enough ball fields to meet the demand for soccer, baseball and softball of all ages and leagues.

An overwhelming majority (82%) supported the efforts of the town to continue to acquire and preserve open space for both passive and active recreation. This would include continued work with other organizations such as The Nature Conservancy and Westerly Land Trust and using a variety of techniques other than acquiring open space, such as easements and protecting and expanding farming. Respondents stressed that protected open space is essential to maintaining the rural character of Hopkinton and the reason why they have chosen to live here.

### ***Accomplishments from 2004-2009***

- The Hopkinton Land Trust was established in 2000 and it has worked to protect an estimated 875 acres through property acquisition and conservation easements, in some cases working with state and regional organizations.
- The Town adopted groundwater and wellhead protection provisions to zoning ordinance in 2004.

- The Town drafted a Wastewater Management Plan in 2009 and it has been submitted to RIDEM for approval.
- In 2008, the Town updated the Residential Compound Ordinance to allow lands that were subject to prior subdivision to be eligible for the residential compound development.
- Planning Board adopted Design Review Standards as part of their Land Development and Subdivision Review Regulations on June 4, 2004 for non-residential development. These standards require exterior materials to fit rural character, dark sky compliance lighting, native plantings and other elements.
- Private holdings of the Ashaway Sportsmen's Club has expanded under the Farm, Forest and Open Space Tax Program
- The Department of Public Works garage property is now the trailhead of Tomaquag Trail.
- The Exit 1 Development Area Study was conducted and looks to incorporate new resources for recreation and open space, including fishing and boating access as well as pedestrian and bicycle links with the villages of Ashaway and Hopkinton City. The Study is being considered for adoption by the Town.
- In 2008, the fish ladder at Bradford was rebuilt.
- The Farm Viability Ordinance sponsored by the Hopkinton Conservation Commission was passed in 2003. The ordinance allows farmers to supplement their farming activities with income from related sources such as farm stands.
- The Wood-Pawcatuck Watershed Association developed a canoe launch on Switch Road, a campus with handicapped fishing facilities on the Wood River on Arcadia Road and several other properties on French Village and Laurel Streets.
- Langworthy Field was upgraded in 2001 and now offers a baseball field with a backstop and player benches, equipment shed, a multi-purpose play surface, and a tot lot.
- New plantings were also added at Langworthy Field along with a well and sprinkler system.
- Crandall Field was improved and added facilities included tennis courts, basketball courts, volleyball court, baseball field with backstop and large playground as well as new plantings.

## **Goals, Policies and Recommendations**

### **Recreation Goals**

**GOAL REC 1** *To increase and improve recreational programs, facilities, and access for all of Hopkinton's residents.*

**Policy REC 1:** Focus town recreation efforts on priority projects in order to maximize local resources.

**Policy REC 2:** Evaluate town owned properties for possible sale in an effort to generate funds that will be earmarked for local recreation land acquisition and development.

**Policy REC 3:** Coordinate recreation planning with surrounding communities to increase opportunities for local residents and to avoid duplication of facilities and/or under-utilization.

**Policy REC 4:** Work cooperatively with the Hopkinton Land Trust and other local and regional agencies to acquire open space for purposes including, but not limited to, active and passive recreation.

**Recommendation 1:**

- Investigate the possible use of land presently owned by the town for future development of ball fields and develop appropriate site.

**Responsibility:** Town Manager / Recreation Director

**Time Frame:** Short-term (1-2 Years)

**Recommendation 2:**

- Develop a plan and maintenance program for town property on the Wood River and Bridge Street to provide better access to the river for fishermen and canoeists and as a possible picnic site.
  - *Investigate legal status and history of the town's acquisition.*
  - *Investigate possible RIDEM restrictions on improvements to the site.*
  - *Prepare conceptual plans for submission to review agencies.*
  - *Solicit support of the Wood-Pawcatuck Watershed Association for projects*
  - *Solicit help in physical improvements from the area's youth groups (Boy and Girl Scouts and Future Farmers of America)*
  - *Establish a program for regular maintenance.*

**Responsibility:** Recreation Commission

**Time Frame:** Short-term (1-2 Years)

**Recommendation 3:**

- Identify town properties that are unusable and underutilized and develop a plan for their sale with the proceeds from all sales earmarked for local recreation acquisition and development.
  - *Inspect the sites in question and prepare a report of findings as to utilization and usefulness for public recreation.*
  - *Research the acquisition history of each property, particularly with regard to restrictions placed on use and space at time of acquisition/dedication.*
  - *Consult on legal ramifications of divestiture with town attorney.*
  - *Earmark all sale proceeds for use in public recreation activities (specify whether that is acquisition, development, maintenance or the general program).*

**Responsibility:** Town Manager

**Time Frame:** Mid-term (3-4 Years)

**Recommendation 4:**

- Prepare an annual Capital Improvement Plan based on a site-specific operations and maintenance plan with tasks and schedule for all town-owned recreational facilities that includes property acquisition as well as maintenance and improvements to existing facilities.
  - *Prepare cost estimates for short and long-term maintenance plan items.*
  - *Insure that the maintenance plan is integrated into the appropriate town budget plans.*

**Responsibility:** Recreation Director

**Time Frame:** Short-term (1-2 Years) and on-going

**Recommendation 5:**

- Revise the town's subdivision regulations for conventional developments so as to encourage the dedication of public recreation land.
  - *Establish better standards for determining the acceptability of proposed land for dedication to the town*
  - *Encourage payment-in-lieu of on-site dedication except when the proposed site is very well suited to development and maintenance or a use identified in town plans or by the town's Recreation Commission.*
  - *Establish clear procedures for the use of in-lieu of funds (what uses can the money be put to?)*

**Responsibility:** Planning Board

**Time Frame:** Short-term (1-2 Years)

**Recommendation 6:**

- Work to continue and expand the regional Charho programs approach for league play and coordinate efforts for large or unusual facilities which would serve several communities (i.e. skating rink, swimming pool, bike path).

**Responsibility:** Recreation Director

**Time Frame:** On-going

**Recommendation 7:**

- Coordinate regional summer learn-to-swim programs with adjacent towns and RIDEM

**Responsibility:** Recreation Director

**Time Frame:** On-going

**Recommendation 8:**

- Develop a plan to establish and maintain a network of biking and hiking trails throughout town and connected with adjacent communities
  - *Identify existing publicly -used trails or routes such as the Narragansett Trail and trails in Arcadia, Yawgoo, The Rhode Island Audubon Society and The Nature Conservancy lands etc., also preferred biking routes of local clubs.*

- *Identify good potential routes and connections, such as the old railroad right-of-way along the Wood River on the Black Farm, paths along the river and stream corridors, etc.*
- *Research the legal aspects of established trails across private properties and on conservative easements or buffer areas. Add as checklist item for all subdivisions, site plan reviews and planned unit developments, to insure that these be protected.*
- *Under R.I. General Law Title 32, chapter 6, encourage the use existing public access easements by Public Education Program to inform landowners that liability has been removed by this State Law*
- *Organize local volunteer groups to help maintain trails, riverbank areas and greenways.*
- *Coordinate with RIDEM in efforts to acquire key tracts which will connect existing protected parcels for the combined purposes of hiking, biking, greenways and wildlife corridor.*

**Responsibility:** Recreation Commission

**Time Frame:** Short-term (1-2 Years) and On-going

**Recommendation 9:**

- Assess the proposed planned development of the Ashville Pond site.  
*Review past lease agreements between State and Town.*
  - *Examine the potential purchase of the property from the State, including terms and costs.*
  - *Determine development and maintenance costs for a public beach area*

**Responsibility:** Town Manager

**Time Frame:** Short-term (1-2 Years)

**Recommendation 10:**

- Through the Recreation Commission, ensure that Hopkinton's special needs populations have sufficient access to recreational facilities and programs
  - *Assess access to recreational facilities and programs as it pertains to the special needs population*
  - *Acquire additional or improved existing recreational facilities and program for the special needs population based on the above assessment*
  - *Coordinate efforts with Chariho school system*

**Responsibility:** Recreation Commission

**Time Frame:** Short-term (1-2 Years) and on-going

**Conservation Goals**

**GOAL CON 1** *To promote conservation of Hopkinton's natural resources, particularly protection of the ground and surface waters (See also Natural/Cultural Resources Element)*

**Policy CON 1:** Restrict potential polluting land uses from areas over groundwater reservoirs: uses such as solid waste landfills, storage, dumping or application of harmful chemicals (including gasoline stations) highway salt storage, wastewater treatment plants and intensive development.

**Policy CON 2:** Promote proper wastewater management throughout the town.

**Recommendation 11:**

- Control potentially polluting land uses through local regulations
  - *Enforce the Town-Wide Aquifer Protection Ordinance.*
  - *Revise Zoning Regulations regarding permitted uses*
  - *Revise local ordinances as needed*

**Responsibility:** Town Council / Planning Board

**Time Frame:** Short-term (1-2 years) and On-going

**Recommendation 12:**

- Reactivate the Wastewater Management District and establish policies and procedures to fund septic system replacement and oversight.

**Responsibility:** Town Council

**Time Frame:** Short-term (1-2 Years) and on-going

**GOAL CON 2** *To promote conservation of Hopkinton's major natural features and of its traditional rural character*

**Policy CON 3:** Concentrate major development and community facilities in the established villages within the environmental limitations of these areas, primarily Ashaway and Hope Valley, and with Exits 1 and 2.

**Policy CON 4:** Coordinate with the state, private and non-profit conservation organizations and landowners to establish a greenway network connecting the major development and natural areas of the town.

**Recommendation 13:**

- Establish development standards within the zoning and subdivision regulations as appropriate to preserve the existing character of villages and rural areas in town, taking into consideration such factors as lot sizes, dimensional requirements, public amenities, relationships to surrounding properties, better consideration of topography and soil types, etc.

**Responsibility:** Town Council / Planning Board

**Time Frame:** On-going

**Recommendation 14:**

- Continue to move forward in adopting the Exit 1 Development Area Study and begin the process of establishing Exit 1 as a Growth Center.

**Responsibility:** Town Council / Planning Board

**Time Frame:** Short-term (1-2 Years)

**Recommendation 15:**

- Develop a greenway network plan with implementation strategy.
  - *Using the Recreation Systems Map as a base, identify and map all public or privately-owned open space, including regulated wetlands and floodplains.*
  - *Identify key properties for acquisition either for unique qualities or as connector parcels.*
  - *Require (through established guidelines) open space and vegetated buffer areas in cluster and residential compound subdivisions and in planned unit development to be configured to contribute to a connecting greenway program.*
  - *Through development regulations, establish a local sidewalk and street tree policy that dictates where these amenities are appropriate and where they are not in order to protect the rural character of local roads. A local sidewalk and street tree policy and program should insure these amenities are included in new development within villages and installed or replaced along important public rights-of-way by the town, state, or private groups as a local civic improvement project, as appropriate to protect or enhance the character of the street.*
  - *Require effective landscaping in all parking areas other than those of single and two family residences. Landscaping should fulfill needs for both shade and buffer areas along property lines and the public rights-of-way.*
  - *Consider designation of certain roads as scenic highways and establish appropriate front-yard setbacks (zoning) and cluster subdivisions configurations to protect the natural and built features of the road edge. Also, carefully review with state agencies proposed improvements to these roads, which might disrupt the scenic character.*
  - *Establish or revise town's guidelines for open space in cluster subdivisions and planned unit developments. Insure the regulations achieve the maximum desired effects (i.e. buffering, relationship to adjacent properties, adding to overall greenways system, insuring land is maintained as real open space—not used primarily as a drainage or dumping area, configuring open space for most effective use in substantial, usable parcels, etc.)*
  - *Foster the continuation of working farms, and preservation of existing, privately owned forests and open space through acquisition of development rights by state and private agencies.*

**Responsibility:** Conservation Commission / Planning Board

**Time Frame:** Long-term (5+ Years)

## Natural and Cultural Resources

### Introduction

The Natural and Cultural Resources Element focuses on protecting the integrity of the natural environment as well as the town's historic and culturally significant resources. The quality of the natural environment and landscapes of Hopkinton add to its rural character, creating a sense of place that residents value. Inventory of significant natural and cultural resources can be found in Appendix C. Critical resources are:

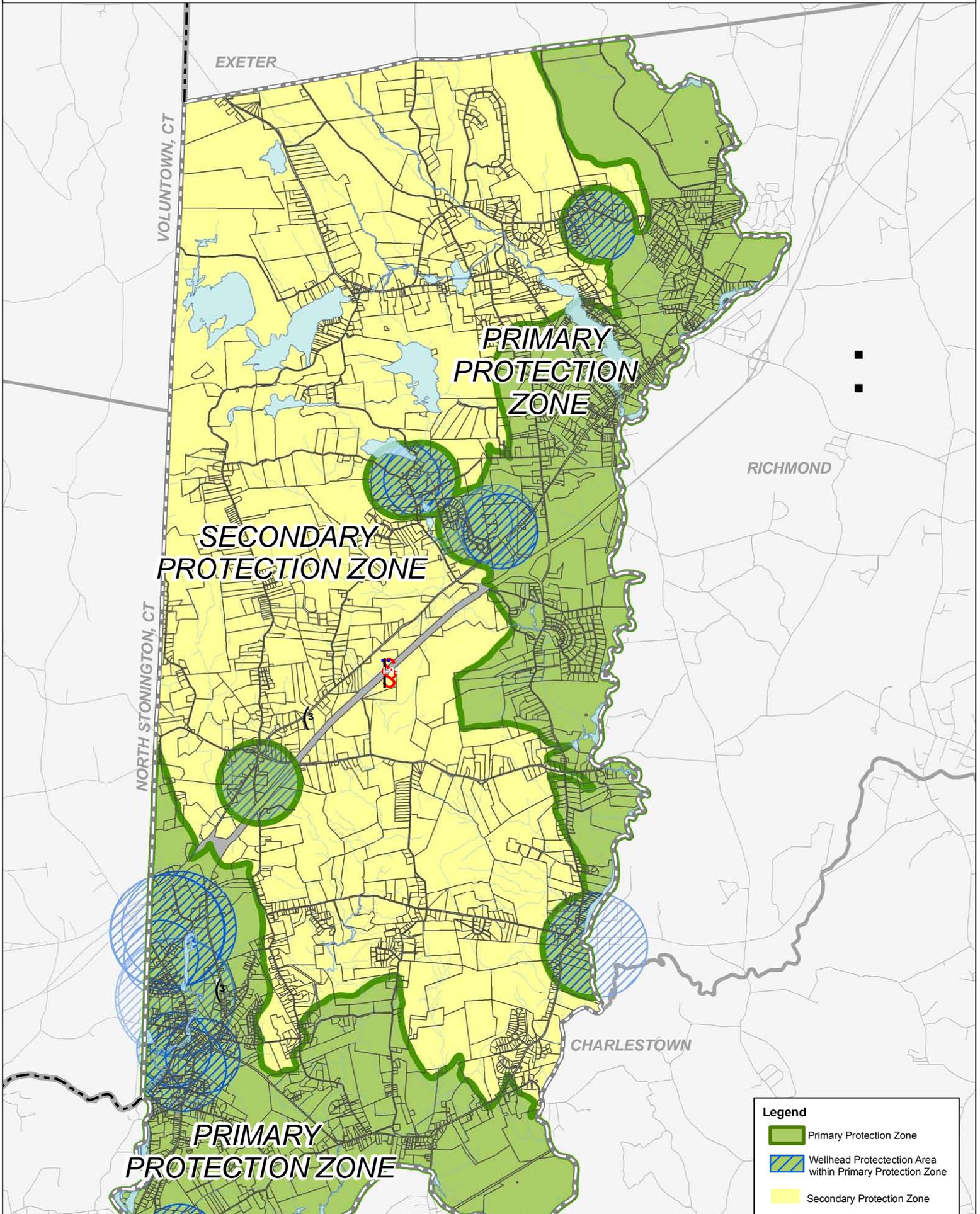
- Historical Sites
- Groundwater
- Surface water body systems and watersheds
- Wetlands
- Habitat for rare plant and animal species
- Highly erodible soils
- Prime agricultural soils
- Floodplain
- Forests

Scenic views and vistas are other important resources that need to be protected. An inventory of scenic road and water ways has been drafted and now needs to be finalized. In doing so, policies and procedures can be established for their protection.

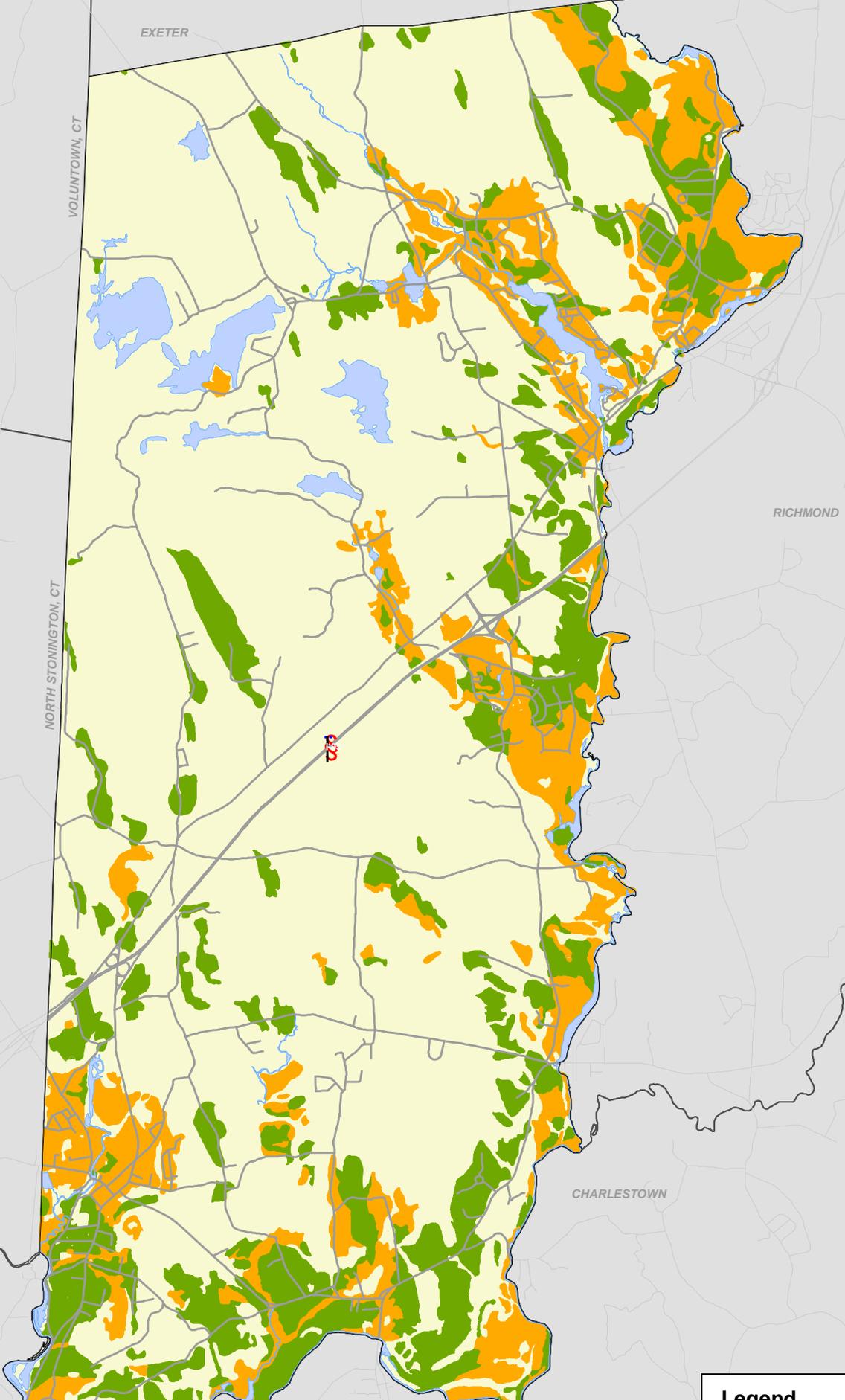
Threats to natural resources are unchecked commercial activities, such as leaking underground storage tanks, unreported spills of hazardous materials or petroleum products and failing septic systems that go unmaintained. These materials can enter ground and surface waters as well as soils, leading to contamination of private and community wells. On March 22, 2004, the Hopkinton Town Council adopted a Groundwater & Wellhead Protection Ordinance in an attempt to preserve groundwater quality for drinking purposes. As a consequence of this action, all land area within the town was designated either as a Primary Groundwater and Wellhead Protection Zone or a Secondary Groundwater and Wellhead Protection Zone (Map 3). The Primary Groundwater and Wellhead Protection Zone consists of groundwater reservoirs and their associated recharge areas as defined by the Rhode Island Department of Environmental Management and the wellhead protection areas of Community Wells and Non-Transient, Non-Community Wells. Any area outside the Primary Groundwater and Wellhead Protection Zone is designated as being within the Secondary Groundwater and Wellhead Protection Zone. This ordinance specifies which uses are not allowed as well as those that are allowed either by-right or with issuance of an Aquifer Protection Permit from the Zoning Board of Review.

Also threatening natural resources is sprawling development. This type of development impacts large expanses of land with little to no protection of natural or cultural resources. The transfer or purchase of development rights (TDR/PDR) is one way to protect lands, particularly farmlands, from future development. Map 4 shows prime agricultural soils of Hopkinton. TDR will literally transfer the right to develop from one property to another, typically taking development rights from an area where development is not desirable and applying them to an area where development can be accommodated by existing infrastructure, such as water and sewer services. PDR involves a land owner selling the right to develop a property to another entity, typically a land trust or agency associated with a local government. Map 5 shows wetland systems in Hopkinton.

# MAP 3 GROUNDWATER AND WELLHEAD PROTECTION AREAS HOPKINTON, RHODE ISLAND



# MAP 4 PRIME AGRICULTURAL SOILS HOPKINTON, RHODE ISLAND



Legend

# MAP 5 WETLAND RESOURCES HOPKINTON, RHODE ISLAND



**Legend**

-  Wetlands

In developing a TDR Program, the Town will have to prioritize which properties TDR or PDR would be most appropriate in order to make the best use of limited municipal resources. Equally important will be determining “receiving” areas, that is, which areas will be able to accommodate the added growth and density. Priority properties, how to address them (by TDR or PDR) and where the added density will be applied are all components of a TDR program. Open and continued dialogue with local farmers, property owners and the Land Trust is essential in order for the program to be successful.

The villages of Hopkinton are the cultural and historic centers of the community. Map 6 shows the historic and cultural resources in Hopkinton. Historic mill developments are located on watercourses and clearly define the economic past of the region. The one exception is Hopkinton City, a crossroads development that is now the Town’s municipal center. The same threats to these resources still continue to exist:

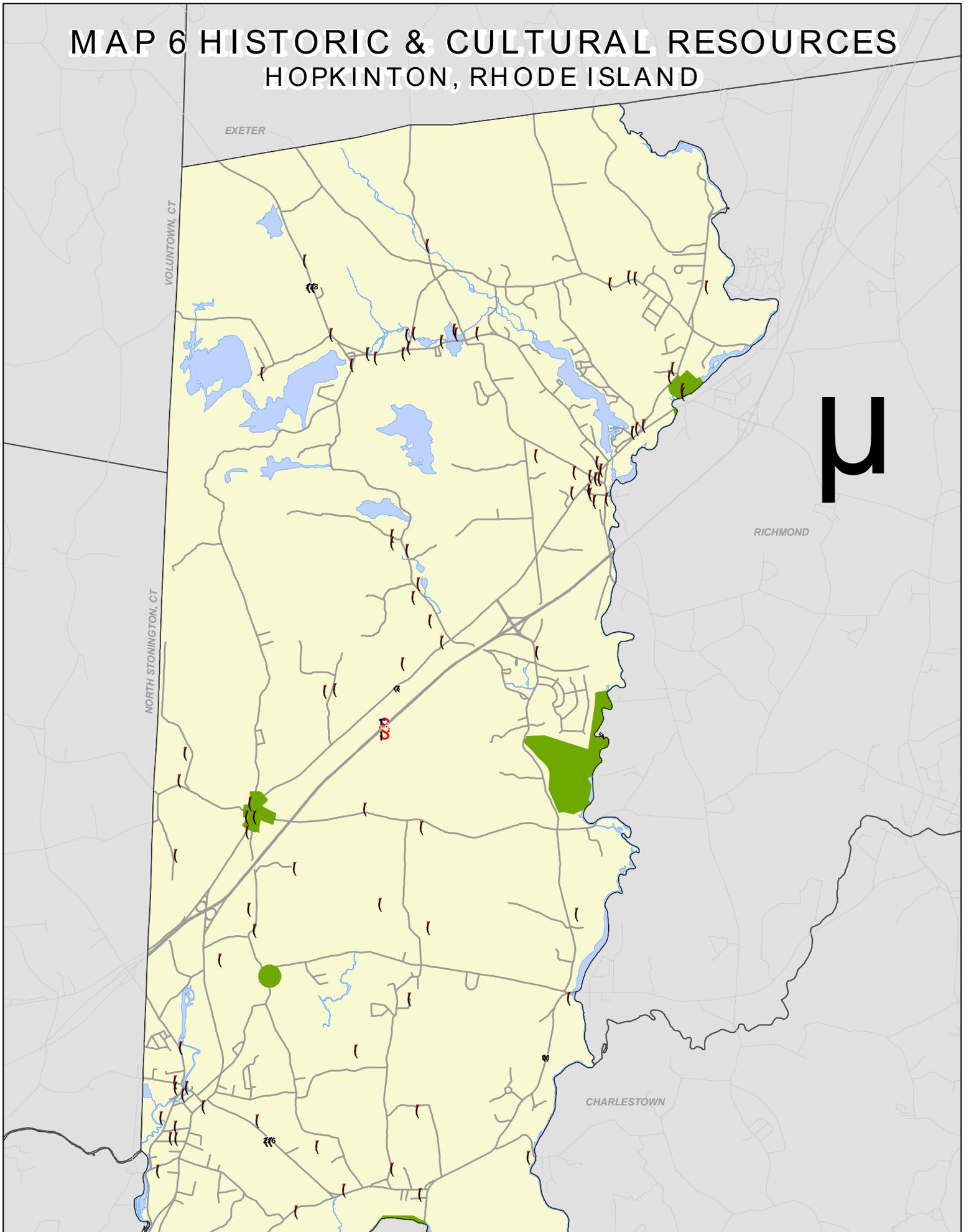
- Lack of public knowledge: there is little promotion of the historic significance of structures and events of Hopkinton
- Incomplete knowledge about the location of historical and archaeological resources: little effort has been put forward with regards to identifying and protecting archaeological resources
- Private property upkeep and maintenance: as with other communities, historic structures under private ownership is difficult to manage
- Continuing development: new development and redevelopment threatens the integrity of historic growth patterns and architectural styles of villages.



Eligible for designation on the National Register of Historic Places are sites, buildings, structures, districts, and objects significant in American history, architecture, archeology, engineering and culture. These include traditional cultural places or properties (TCPs). A TCP can be eligible for inclusion in the National Register because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community's history, and (b) are important in maintaining the continuing cultural identity of the community (National Register Bulletin 38, US Department of the Interior). On December 13, 2008, the National Register of Historic Places signed a Determination of Eligibility for the first Ceremonial Landscape site, Turner Falls in Massachusetts, to be acknowledged in the eastern United States.

TCPs are reminders of the spiritual practices of Native peoples that are considered by the Tribe(s) to be irreplaceable and they may be threatened by development. There are places in Hopkinton that may be of ceremonial importance to the Narragansett Indian Tribe. The Town of Hopkinton will make efforts to work with the Narragansett Tribal Historic Preservation Office (NTHPO) and the Rhode Island Historical Preservation and Heritage Commission (RIHPHC) to identify and protect important ceremonial sites in Town.

# MAP 6 HISTORIC & CULTURAL RESOURCES HOPKINTON, RHODE ISLAND



**Legend**

### ***State Guide Plans***

In 2005, the State updated the Forest Resources Management Plan, State Guide Plan Element 161. The Town supports the goals and policies of this plan. Significant parcels of the state's protected forests are located within Hopkinton and the Town works with the state in their management and protection.

### ***Public Comment and Survey Findings***

Public comment and survey responses have indicated that a majority of residents feel the town has done a good job protecting its natural resources, citing the work of the Land Trust and Conservation Commission. They hope that the need for economic development does not threaten the continued work of these groups.

About three quarters of those surveyed agreed that the town has done a good job protecting cultural resources. Those that said "no" indicated that they knew little about what cultural and historic resources are in town and supported more cultural events to bring awareness to these resources.

### ***Accomplishments from 2004-2009***

- Formation of the Hopkinton Land Trust and it has worked to protect nearly 875 acres through property acquisition and conservation easements, in some cases working with state and regional organizations.
- Adopted groundwater and wellhead protection provisions to zoning ordinance in 2004
- Design Review Standards were incorporated into the Land Development and Subdivision Review Regulations on June 2, 2004 to require exterior materials to fit rural character, dark sky compliance lighting, native plantings and other elements for non-residential developments.
- In 2004, the village of Hope Valley was listed on the National Register of Historic Places.

## Goals, Policies and Recommendations

### Natural Resources Goals

**GOAL NR 1** *To preserve, conserve, and protect the significant natural resources of Hopkinton as an endowment for the future of the town (See also Recreation, Conservation and Open Space Element, Goal 2)*

- Policy NR 1:** Incorporate enforceable standards into existing and/or new regulations and ordinances relating to the protection of natural resources.
- Policy NR 2:** Work cooperatively with the Rhode Island Agricultural Lands Preservation Commission to purchase the development rights of selected farms.
- Policy NR 3:** Use local school programs and other Town resources for educational purposes regarding the values of natural resources.
- Policy NR 4:** Work with State agencies and statewide organizations to further their efforts in wildlife habitat protection in the Town of Hopkinton.

**Objective NR 1:** Protect and manage important forest resources and wetland systems to meet the demands of recreation, water supply, wildlife habitat, forest products and a high-quality environment.

#### **Recommendation 1:**

- Develop Management Plans for important resources and conservation areas
  - *Review inventory of all natural features in Hopkinton*
  - *Categorize resources by type*
  - *Prepare specific strategies for preservation and protection*
  - *Implement Recommendations to carry out the strategies*

**Responsibility:** Conservation Commission

**Time Frame:** Long-term (5+ Years) and On-going

#### **Recommendation 2:**

- Prepare amendments to local ordinances that will enhance the protection of valuable wetland systems
  - *Complete review of mapped inventory of existing wetland systems in town*
  - *Categorize wetlands by size and type*
  - *Rank the most important wetlands*
  - *Review current town ordinances for measure of protection*
  - *Review current state regulations affecting wetlands*

**Responsibility:** Conservation Commission, Town Council

**Time Frame:** Mid-term (3-4 Years)

**Recommendation 3:**

- Employ multiple strategies to acquire and/or protect important forest resources
  - *Work with RIDEM in efforts of forest resource management on state-owned forestlands*
  - *Identify key parcels of land with significant, unprotected forest habitat and work with the Land Trust*
  - *Educate residents on the importance of forestry management*
  - *Work with the Land Trust to acquire important forest habitat*

**Responsibility:** Town Planner

**Time Frame:** On-going

**Recommendation 4:**

- Utilize state inventory mapping to identify important parcels of land where valuable wildlife habitat remains and where rare and endangered species exist

**Responsibility:** Conservation Commission

**Time Frame:** Short-term (1-2 Years) and On-going

**Recommendation 5:**

- Identify programs, grants, and alternative methods of purchasing properties that contain important wildlife habitat

**Responsibility:** Conservation Commission

**Time Frame:** Short-term (1-2 Years) and On-going

**Recommendation 6:**

- Evaluate options for preservation and protection of wildlife habitat without purchases (i.e. zoning changes).

**Responsibility:** Conservation Commission

**Time Frame:** Short-term (1-2 Years) and On-going

**Objective NR 2:** Preserve surface and ground water resources to ensure safe and adequate drinking water supplies.

**Recommendation 7:**

- Review RIDEM, DOH, and Water Resources Board regulations and policies as they apply to water resources in Hopkinton. Amend Town regulations and ordinances as needed

**Responsibility:** Town Planner, Town Council

**Time Frame:** On-going

**Recommendation 8:**

- Work with RIDEM to better implement best management practices at the State's outdoor salt storage facility in Hope Valley

**Responsibility:** Town Manager

**Time Frame:** On-going

**Recommendation 9:**

- Update the Hopkinton Groundwater Protection Map of the Groundwater Protection Ordinance as the Town's resources are evaluated and require protection

**Responsibility:** Town Planner, Town Council

**Time Frame:** On-going

**Recommendation 10:**

- Formulate and implement a Town-Wide Wastewater Management Facilities Plan

**Responsibility:** Town Planner

**Time Frame:** Long-term (5+ Years)

**Recommendation 11:**

- Formulate and implement a Town-Wide Stormwater Management Ordinance

**Responsibility:** Town Planner, Town Council, Public Works, GIS Technician

**Time Frame:** Long-term (5+ Years)

**Recommendation 12**

- Formulate and implement a Town-Wide Non-Point Source Management Plan

**Responsibility:** Town Planner

**Time Frame:** Long-term (5+ Years)

**Recommendation 13:**

- Formulate and implement a Town-Wide Soil Erosion and Sedimentation Control Ordinance, Gravel Bank Ordinance and/or Earth Removal Ordinance

**Responsibility:** Town Planner, Town Council

**Time Frame:** Long-term (5+ Years)

**Objective NR 3:** Preserve local agricultural operations and prime agricultural soils.

**Recommendation 14:**

- Maintain an up-to-date inventory of existing agricultural operations in Hopkinton.

**Responsibility:** Economic Development Commission, Conservation Commission

**Time Frame:** On-going

**Recommendation 15**

- In concert with Economic Development Goals and Policies, prepare programs to assist the agricultural operations that are viable businesses

**Responsibility:** Economic Development Commission

**Time Frame:** Mid-term (3-4 Years)

**Recommendation 16:**

- Amend current ordinances to include soil erosion and sedimentation controls on development and on agricultural operations

**Responsibility:** Town Planner, Town Council

**Time Frame:** Long-term (5+ Years)

**Recommendation 17:**

- Develop a Transfer of Development Rights (TDR) program that prioritizes properties and identifies areas able to receive additional growth and density to preserve existing farmlands and other natural resources

**Responsibility:** Town Planner, Land Trust

**Time Frame:** Mid-term (3-4 Years)

**Objective NR 4:** Hopkinton's children and residents will understand and value the Town's natural resources.

**Recommendation 18:**

- Examine the current school curriculum and recommend areas where resources can enhance programs and be implemented.

**Responsibility:** Town Manager

**Time Frame:** Short-term (1-2 Years)

**Recommendation 19:**

- Recommend areas where a good match between program and resources would benefit the school programs

**Responsibility:** Town Manager

**Time Frame:** Mid-term (3-4 Years)

## Historic and Cultural Resources Goals

**GOAL HCR 1** *To preserve, protect and maintain the town's historic, cultural and archaeological resources so as not to lose the past character of Hopkinton*

**Policy HCR 1:** Work with the Rhode Island Historic Preservation & Heritage Commission (RIHPHC), the Narragansett Tribal Historic Preservation Office (NITHPO), the Hopkinton Historical Association, and other preservation groups

**Objective HCR 1:** Identify the various significant historic, cultural and archaeological resources of Hopkinton and take appropriate steps to preserve and protect them.

**Recommendation 20:**

- Identify key historic and archaeological places and areas.
  - *Catalog past characteristics and features of historic and archaeological resources*
  - *Consult with the RIHPHC and the Hopkinton Historical Association regarding development proposals and important cultural site locations which may require review by Native American Organizations such as the NITHPO.*

**Responsibility:** Historic District Commission

**Time Frame:** Short-term (1-2 Years) and On-going

**Recommendation 21:**

- Incorporate the review of historic and archaeological resources in the site plan review process

**Responsibility:** Town Planner

**Time Frame:** Short-term (1-2 Years) and On-going

**Recommendation 22:**

- Identify Traditional Cultural Places or Properties (TCP) within Hopkinton and develop strategies for their protection.

**Responsibility:** Historic District Commission

**Time Frame:** Short-term (1-2 Years) and On-going

**Recommendation 23:**

- Prepare a revised listing of properties for possible designation in the National Registry
  - *Review the most current listing of historic properties available, including any prepared by the RIHPHC*
  - *Contact the RIHPHC to determine if any properties have either been added to the list, or lost due to demolition*
  - *Study the possible inclusion of new "districts" in Hopkinton for nomination*

**Responsibility:** Historic District Commission  
**Time Frame:** Short-term (1-2 Years)

**Recommendation 24:**

- Identify opportunities to expand the Historic District Zoning to areas in town that require protection, including archaeological sites.

**Responsibility:** Historic District Commission  
**Time Frame:** Mid-term (3-4 Years)

**Recommendation 25:**

- Identify the roadways in Hopkinton that are scenic in nature and prepare a plan for their preservation
  - *Examine the roadway network in Hopkinton based on a set of criteria which determines whether it is "scenic" in nature*
  - *Rank these roadways according to a priority of scenic value*
  - *Determine a range of alternative methods for preservation of roadway characteristics*
  - *Implement roadway preservation based on priority, feasibility and impact*

**Responsibility:** Conservation Commission  
**Time Frame:** Short-term (1-2 Years) and On-going

**Objective HCR 2:** Maintain and improve the condition of historical cemeteries and stone walls in town.

**Recommendation 26:**

- Prepare a maintenance and improvement program of historical cemeteries
  - *Review and update list of all historical cemeteries in Hopkinton*
  - *Review additional cemeteries which should be included*
  - *Prepare a condition survey of each cemetery*
  - *Prepare a maintenance and improvement program*

**Responsibility:** Historic District Commission  
**Time Frame:** Mid-term (3-4 Years) and On-going

**Recommendation 27:**

- Prepare a preservation plan for historical stone walls
  - *Identify and inventory stone walls*
  - *Require the review of stone walls and their protection during the site design review process*
  - *Develop an ordinance that requires the review of all activities that have the potential to impact stone walls*
  - *Prepare a maintenance and improvement program for stone walls on public property*

**Responsibility:** Historic District Commission, Town Council

**Time Frame:** Mid-term (3-4 Years) and On-going

**Objective HCR 3:** Expand the knowledge of local history and culture of all town residents in an effort to create an awareness that historic structures, artifacts and documents are worthy of preservation and that preservation requires public tax dollars as well as private financial support.

**Recommendation 28:**

- Develop an education plan to increase local knowledge of historic and cultural resources.
  - *Ensure that existing and additional historic records are preserved in a proper manner and in a suitable location*
  - *Prepare education program*
  - *Utilize Town Hall as a "classroom" facility*
  - *Seek funding for preservation efforts and education program*

**Responsibility:** Historic District Commission

**Time Frame:** Ongoing

## Public Services and Facilities

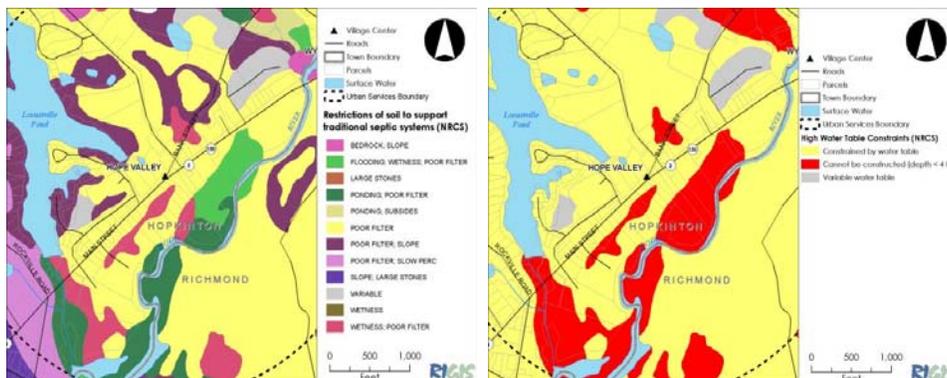
### Introduction

Hopkinton provides limited public services and facilities for residents and some are provided from regional efforts. Services that are provided in the Town include public safety and fire protection within the Hope Valley/Wyoming and Ashaway Fire Districts. Both have volunteer personnel. Recreational facilities, social services and library services are also provided by the Town. Through the public works department, municipal buildings and equipment are managed. Residents participate in the regional Chariho School District.

### Water and Wastewater

The Town does not have a municipal water supply system; therefore residents rely on individual or community wells. There were issues with well contamination in Hope Valley and a wastewater management district was established for the village in October of 1990 as a requirement to extend a public water service line from Richmond. The Hope Valley area had many issues with failing onsite wastewater treatment systems (OWTS). Since the area is dependent on individual groundwater wells as a prime drinking water source, the failing systems were a threat to water quality. Therefore, the water distribution system was installed. There are no plans to extend this system.

According to the Land Use Element, conformance with Land Use 2025 encourages development within the established Urban Services Boundary, a general boundary of areas where public services support urban development or will through 2025. Focusing growth in already-developed village centers will maintain the Town's rural character. However, these areas need to be able to accommodate that growth. Hope Valley is found within this boundary and, at present, it cannot.



Because of the failing systems, treating wastewater is also a concern for the Town in Hope Valley. Currently, while wastewater is treated by OWTS, the soils conditions in and around Hope Valley are generally not suitable for these types of systems. The maps above show the soils of Hope Valley characterized by the Natural Resource Conservation Service (NRCS). They

indicate very severe for suitability for on-site septic absorption fields and due to poor filter characteristics, soils further restrict the support of these types of systems.

A Wastewater Management Commission was established to address these issues and develop a plan to create solutions, but the commission is inactive due to lack of volunteers for vacant seats. The Town must work to fill these positions and reactivate the commission.

It appears that the area may be a candidate for a sewer system; however there are no funds available in the Town's budget to develop and maintain a system. As a result, to maintain the environmental integrity of surrounding natural resources, future infill development within the village should only occur if and/or when a system is in place.

The Land Use Element also highlights future growth at Exit 1 and water and wastewater management will be critical to support this growth. At Exit 1 the Town sees opportunities for a mixed use village and economic development activities. According to the Exit 1 Development Area Study, it would be the responsibility of a private developer to construct a water source and distribution system for both fire and potable water that would service the area. This system would be privately funded and maintained by a single entity and serve all development in the Exit 1 vicinity. Development density would be contingent on the yield of a proposed well at Exit 1.

Developers at Exit 1 and other areas designated as mixed use will also be responsible for implementing innovative OWTS, which also will be owned, operated and maintained by a private entity. Similar to development of a water source, the type and density of development will be determined by the OWTS that can be developed for the entire district, serving several parcels rather than individual systems on each parcel.

Outside of the village centers, it is still the responsibility of the private developer to develop a water source for potable and fire usage and OWTS on their property to meet the demands of their project. They must be able to demonstrate to the Town they meet the requirements of the Rhode Island Health Department and Department of Environmental Management. The Town requires that development plans have the following statement regarding adequate water supplies:

*—The applicant and/or their representative has investigated the water source proposed to serve the approved land development depicted here on this plan and has found that an adequate supply of potable and non-potable water exists to serve the proposed land use activity, as such may be needed. The applicant acknowledges that the Town of Hopkinton has made no expressed or implicit claim that an adequate water supply presently exists or will exist at any point in the future to serve the approved land use activities associated with this development. The applicant further acknowledges that it is the applicant's sole responsibility to ensure an adequate water supply for this development, and not the Town of Hopkinton.*

The Town has adopted a Groundwater and Wellhead Protection Ordinance which establishes allowable uses and permitting procedures for development within the established protection

zones. The purpose of this ordinance is to protect water quality of existing community system wells and non-transient, non-community system wells. The map depicting the protection zone is updated as new wells are developed.

### ***Solid Waste Management***

Hopkinton has an agreement with the Town of Westerly whereby local residents may obtain a waste disposal facility sticker, at no cost, which allows them to dispose of refuse at the Westerly Transfer Station. This includes recycling for paper, plastics, compost, clothing, batteries, motor oil and oil filters, books, e-waste and hazardous wastes. Currently, the amount of refuse and recyclables brought to the Westerly Transfer Station by Hopkinton residents is not tracked. The agreement between the two towns was signed March 30, 2006 and there is no expiration. There are no plans to amend this agreement in the near future.

### ***Review of Town Facilities***

During the update process, the Director of Public Works revisited the Town's facilities, including buildings managed by the Town. Overall, providing adequate office space for town departments continues to be an on-going issue at the Town Hall Complex. Developing a long-term Capital Improvement Plan will help in addressing these issues. A full inventory of municipal facilities is provided in Appendix D. Map 7 shows town offices and facilities.

**TOWN BUILDINGS:** The Town has identified the following Town buildings that need to be addressed:

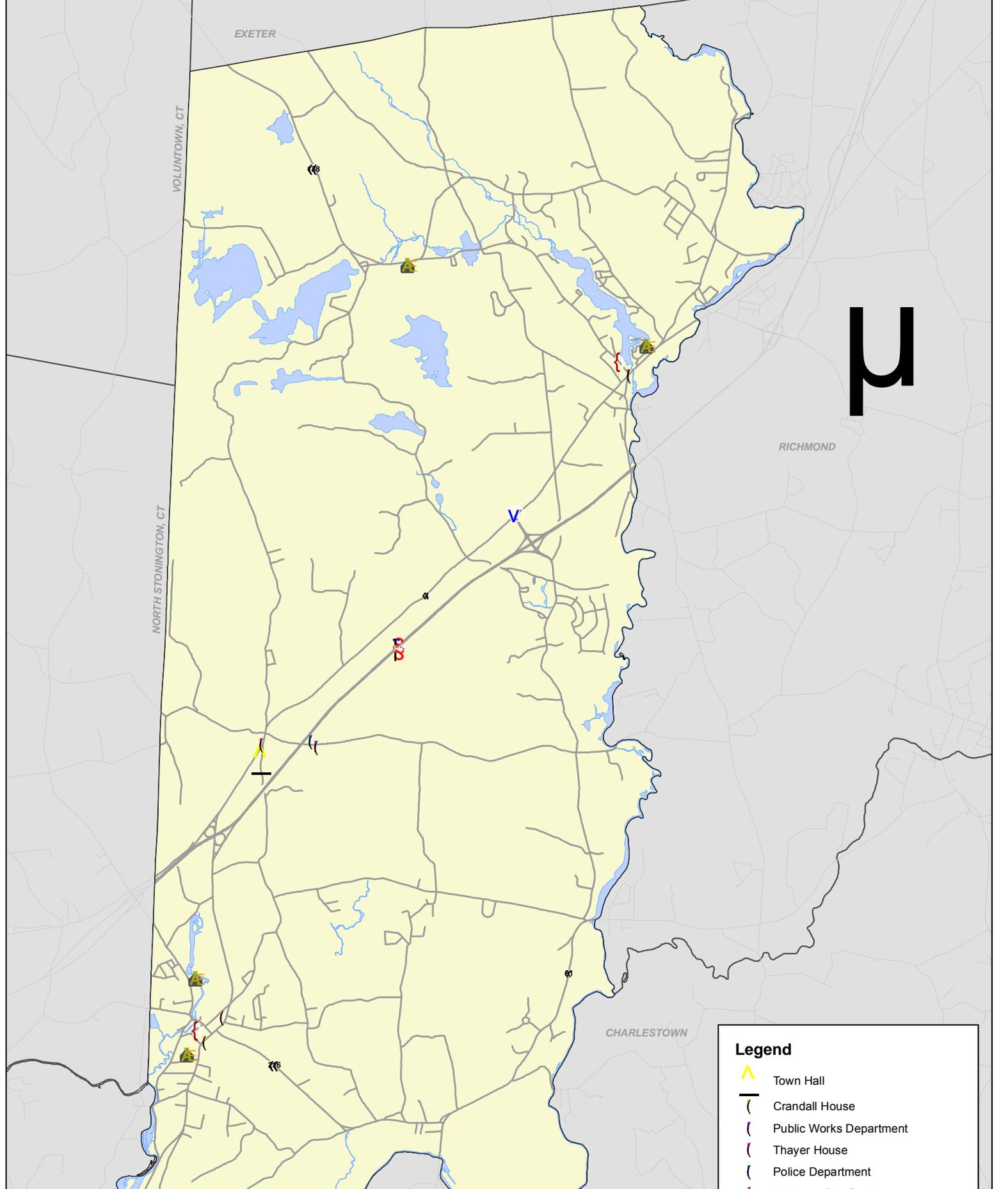
The Recreation Department is located in the Crandall House Recreation Complex. The Complex will need improvements due to its aging facilities. The existing playground structure is made of pressure-treated wood and aging. The Crandall House itself is the original farmhouse and is in need of a modern fire alarm system, updated wiring and reconstruction of the chimney. A comprehensive survey of the structure should be done within the next five years. The Activity Center should also undergo a comprehensive survey. It is anticipated that the structure will have to undergo expansion and/or major renovations to bring it up to current fire and ADA codes. The surrounding play areas will need upgrading in the near future. Due to the high water table at this site, there are continuous maintenance issues for play courts and parking areas.



The Thayer House is currently home to the financial offices and Planning Department of Hopkinton. This building needs a comprehensive survey of its structural integrity. Of concern are sagging floors, doorways and ceilings as well as overcrowding in offices. The departments located here need to be relocated until the issues be adequately addressed. Although there were some renovations done to the Thayer House 10 to 15 years ago, they do not meet the needs of the Town today.

The Town of Hopkinton deeds the 1904 School to the Chariho School District, which no longer has use for it. The Town must determine a future use of this structure to make it cost effective to own and maintain.

# MAP 7 PUBLIC SERVICES & FACILITIES HOPKINTON, RHODE ISLAND



**Legend**

-  Town Hall
-  Crandall House
-  Public Works Department
-  Thayer House
-  Police Department
-  Ashway Fire Station

The Public Works Building was built in the early 1970s. The Building and Zoning Office has moved into the portion of the building that was occupied by the Police Department prior to the construction of their new facility. The current state of the building does not meet the demands of the Public Works Department nor does it function as an adequate office and garage space for their operations. Air quality within the structure is a concern, noting the heating and ventilation system in the offices is piecemeal and not an efficient and modern system. The garage areas do not have ventilation systems for truck exhaust, no fire alarm or CO detection. Equipment and vehicle storage is limited. The Town needs a proper facility to wash vehicle and equipment that addressed water quality and runoff issues. Overall, the building does not have working smoke or heat detectors and lacks a sprinkler system. Equipment owned and managed by the Public Works Department will soon have to be replaced, including the slow plow fleet and grader. There is opportunity within the Public Works Complex to expand capabilities and provide the needed space and equipment.

The salt storage building construction in 2005 is showing signs of rust and lacks adequate stormwater runoff management on the site. Improvements to the site should be considered in future capital improvement plans.

**INFRASTRUCTURE:** The Town has identified the following infrastructure issues during the current update:

Drainage on roadways and bridges continues to be an issue throughout Town. Long-term solutions need to be incorporated into a capital improvement plan to extend the longevity of the existing roadways and their drainage systems. Many roads have been built across dams and culverts. They need to be revisited to be fixed or replaced in most cases.

### ***State Guide Plans***

Since the 2004 Plan, the state has updated two Guide Plans that require compliance under the Public Services and Facilities Element: Rhode Island Drought Management Plan and Rhode Island Comprehensive Solid Waste Management Plan. The following provides discussion as to how the 2010 Update supports and meets the goals of these plans.

**DROUGHT MANAGEMENT PLAN:** A portion of Hope Valley receives public water service from the Town of Richmond; therefore, Hopkinton must comply with the Rhode Island Drought Management Plan. The Town of Hopkinton will work with the Water Resources Board and other state agencies to implement drought management procedures should conditions arise in the Drought Region that contains Hopkinton.

**COMPREHENSIVE SOLID WASTE MANAGEMENT PLAN:** Hopkinton does not offer municipal curb-side pick up for trash or recycling. Commercial haulers are hired by individuals who bring waste directly to the Central Landfill. The Town supports the goals of the Solid Waste Management by encouraging solid waste reduction through reduction, reuse and recycling in all town policies.

## **Public Comment and Survey Findings**

Residents are generally satisfied with the public services and facilities in Hopkinton. Emergency management and public safety ranked high while social services and public schools were seen as areas that needed the most improvement. Residents articulated that more social programs should focus on groups other than the elderly, yet provide a greater variety of resources for the town's aging population. There is debate among residents about public schools and whether the town should pull out of the Chariho Regional School District or not.

When asked about municipal roads, residents have a split opinion regarding their condition and maintenance. About half feel there are drainage issues that need to be addressed and maintenance is lacking.

## **Accomplishments from 2004-2009**

- The Hopkinton Police Department is located in a new building constructed in 2004 at 406 Woodville Road. There has been an increase in staff, including 15 police officers, nine patrolmen, which includes one juvenile detective, two sergeants, one lieutenant, one detective, one community policy officer and one Chief of Police. They have also increase their fleet to ten patrol cars, and three undercover surveillance police cars that are supplied by drug forfeiture money.
- A new tennis court was constructed at the Crandall House Recreation Complex in 2007.
- In 2008, the Town Hall meeting room was completely renovated, including new foundation supports and complete rebuild of walls, ceilings and flooring. Most of the work was done by members of the Public Works Department. Also included in the renovation work were updates to electrical system, fire alarm system and other code requirements. The Town Manager's Office and Tax Collector's Office will move into the renovated meeting hall.
- New Ashaway Fire District Building was built in 2008.
- A salt storage building was built in 2005.
- Adopted a Wastewater Management Ordinance that defines a district in Hope Valley. A Wastewater Management Commission will administer and enforce the ordinance.
- Adopted a Groundwater and Wellhead Protection Ordinance that establishes prohibited uses within a protection zone to protect water quality of existing supplies.



## **Goals, Policies and Recommendations**

**GOAL PSF 1** *To maintain the high level of public safety and other municipal services and the high level of public satisfaction with public safety and other municipal services*

**Objective PSF 1:** Maintain the proper level of personnel and equipment in pace with the town's growth

**Recommendation 1:**

- Evaluate local population trends to ensure that police, fire and municipal employees meet future requirements.

**Responsibility:** Town Manager

**Time Frame:** On-going

**Recommendation 2:**

- Support creating positive incentives for encouraging volunteers for the Fire and Ambulance Service to meet the personnel requirements for adequate staffing.

**Responsibility:** Town Council

**Time Frame:** Short-term (1-2 Years)

**Objective PSF 2:** Develop new municipal facilities consistent with the town's need and financial ability

**Recommendation 3:**

- Develop additional municipal building space that is sensitive to the existing location and historical setting of the existing Town Hall and the adjacent Thayer House

**Responsibility:** Town Manager

**Time Frame:** On-going

**Recommendation 4:**

- Consult with town departments in planning for additional municipal office space to relieve overcrowding and address special requirements.

**Responsibility:** Town Manager

**Time Frame:** On-going

**Recommendation 5:**

- Develop an annual Public Works Capital Improvement Plan that establishes a systematic program of public building improvements and capital equipment acquisition with the engagement of appropriate personnel to ensure that the Public Works Department is able to meet space and equipment needs.

**Responsibility:** Public Works Director  
**Time Frame:** On-going

**Objective PSF 3:** Maintain and improve the Public Works function so it continues to maintain its high level of public satisfaction

**Objective PSF 4:** Ensure the proper planning for emergency management operation.

**Recommendation 6:**

- Develop a Haz-Mat Plan as part of the town's Emergency Operations Plan to identify the issue of hazardous materials in the workplace and on the roadways.

**Responsibility:** Emergency Management Director  
**Time Frame:** Mid-term (3-4 Years) and On-going

**GOAL PSF 2** *To maintain and improve the quality and delivery of social services.*

**Policy PSF 1:** Coordinate planning and implementation efforts with other local and regional social service organizations to improve access to services needed by residents.

**Recommendation 7:**

- Establish a senior service advocate or provider that coordinates efforts with the towns of Hopkinton, Charlestown and Richmond

**Responsibility:** Town Manager / Public Works Director / Public Welfare Director / Committee on Aging  
**Time Frame:** Short-Term (1-2 years)

**Recommendation 8:**

- Partner with South County Community Action and other social service organizations for tri-community (Hopkinton, Charlestown and Richmond) efforts in order to formulate and implement the necessary social service programs in the three towns

**Responsibility:** Town Manager  
**Time Frame:** Short-Term (1-2 Years)

**Recommendation 9:**

- Determine the transportation needs of the senior citizens and youth in order to assist in their participation in the recreational programs

**Responsibility:** Recreation Director  
**Time Frame:** Short-Term (1-2 Years)

**GOAL PSF 3** *To provide a safe, high quality and sufficient drinking water supply to the town along with effective wastewater management and solid waste disposal/reduction which is sensitive to environmental concerns and growth management*

**Objective PSF 5:** Protect the surface water bodies and aquifer that contribute to the town's water supply.

**Policy PSF 2:** Utilize water availability estimates of the Rhode Island Water Resources Board in order to assure that development does not exceed the availability of potable water.

**Objective PSF 6:** Encourage solid waste reduction through source reduction, reuse and recycling.

**Policy PSF 3:** Use local regulations to control land uses to protect drinking water quality.

**Policy PSF 4:** Work with the Town of Richmond in the coordination of water supply protection planning.

**Recommendation 10:**

- Develop and maintain a town-wide educational program that informs residents on the proper use and maintenance of On-site Wastewater Treatment Systems.

**Responsibility:** Wastewater Management District Commission.

**Time Frame:** Short-Term (1-2 Years) and on-going

**Recommendation 11:**

- Assist owners of On-site Wastewater Treatment Systems in maintaining and reconstructing these systems, including implementing innovative technologies where appropriate.

**Responsibility:** Wastewater Management District Commission

**Time Frame:** On-Going

**Recommendation 12:**

- Formulate and implement a town-wide Wastewater Management Facilities Plan, and Non-Point Source Management Plan (stormwater runoff) consistent with the Natural/Cultural Resources Element of this Plan.

**Responsibility:** Town Planner

**Time Frame:** Mid-Term (3-4 Years) and on-going

**Recommendation 13:**

- Educate the residents of Hopkinton on the importance of recycling solid waste. The Town will consult with the Rhode Island Resource Recovery Corporation for technical assistance.

**Responsibility:** Conservation Commission

**Time Frame:** On-Going

**GOAL PSF4** *To maintain and improve the quality of education through traditional and innovative approaches, both public and private*

**Policy PSF 5:** Involve Richmond and Charlestown in planning for the future of the Chariho Regional School District.

**Policy PSF 6:** Recognize Hopkinton's library services as a valuable cultural resource.

**Recommendation 14:**

- Conduct periodic assessments of needs for capital facilities related to education

**Responsibility:** Town Council

**Time Frame:** On-Going.

**Recommendation 15:**

- Provide a formal organizational structure for regional education issue resolution.

**Responsibility:** Town Council

**Time Frame:** On-Going.

**Objective PSF 7:** Maintain and improve library services in relation to population growth and service needs.

**Recommendation 16:**

- Continue to comply with the Rhode Island Office of Library and Information Service standards.

**Responsibility:** Town Council / Library Branch Directors

**Time Frame:** On-Going

## Circulation

### Introduction

The primary mode of transportation to use access and travel within Hopkinton is the auto. The town is also serviced by Rhode Island Public Transit Authority (RIPTA) Bus System.

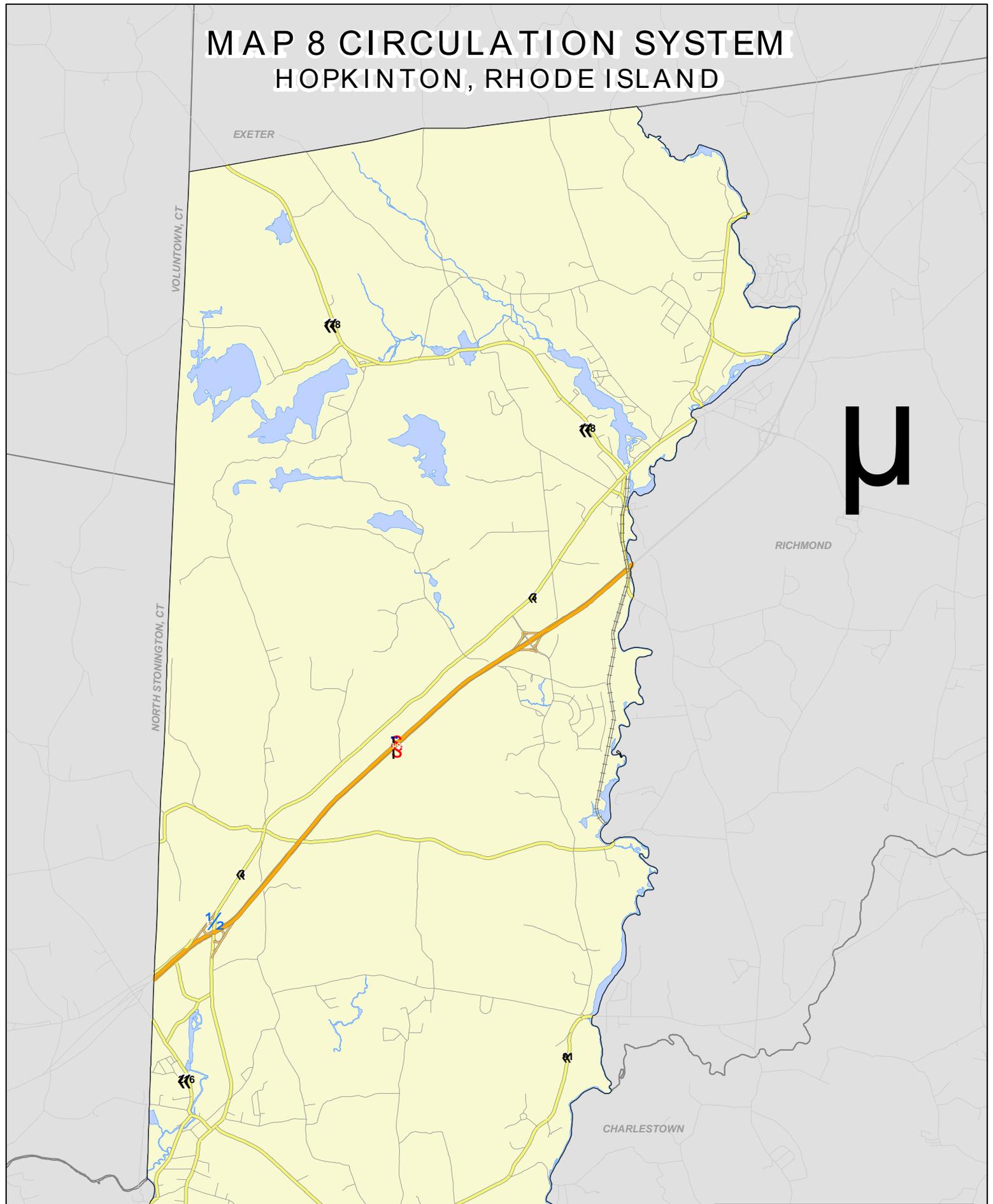
### Road System

Hopkinton is serviced by a network of rural roadways and this system has not changed much since the 2004 plan. Primary roads connect village centers and provide access to the Interstate. Local roads through residential areas are narrow and winding, following the local topography. The road classification system and the primary function of each type of road found in Hopkinton are as follows. Table 9 lists the major and minor roadways and they are shown on Map 8.

- Expressway: An expressway's only function is to carry traffic and is designed specifically for high speed travel mobility. Since an expressway has controlled access, no at-grade intersections, and no parking, it functions as a highly efficient carrier. The interstate highway provides the highest level of travel mobility and no direct property access. I-95 in Hopkinton is a limited access interstate highway with interchanges at Main Street (Route 3 at Exit 1) and Woodville-Alton Road (Exit 2). The interstate crosses through central Hopkinton from the Connecticut State Line to the Richmond Town Line, a distance of approximately 5.7 miles.
- Arterial: The minor arterial street's function is primarily to carry large volumes of traffic through the community. It is designed for trips of moderate length, slower speed and more land access than principal arterial. However, like the principal arterial, a minor arterial provides access between the interstate and residential and commercial areas in the community. Such facilities may carry local bus routes and include connections to local collector roads. The segment of Main Street (Route 3) from the Westerly Town Line to I-95 is the only road in Hopkinton classified as a minor arterial.
- Collector: The collector street system's primary function is to conduct traffic from the local residential roads to the arterial. Land access is a secondary function of the collector street but is generally less restrictive than on arterial. Collector streets pass through residential areas collecting traffic from local streets and distributing the traffic to its ultimate destination. A minor amount of through traffic can be carried by a collector street and this type of collector is classified as a major collector. Minor collectors most often provide movement of local traffic within residential areas. There are 22.80 miles of streets classified as major collectors and 19.90 miles of streets classified as minor collectors in Hopkinton.
- Local: There are approximately 100 miles of local roads in Hopkinton. These local roads provide direct access to property and also serve to provide low levels of travel mobility to and from the collectors and arterial.



# MAP 8 CIRCULATION SYSTEM HOPKINTON, RHODE ISLAND



**Legend**

-  Interstate Highway
-  Highway Ramp
-  State Road

Table 9: Functional Classification of Roads in Hopkinton

SEGMENT NAME	FROM	TO	MILES
<b>Interstate</b>			
I-95	Connecticut SL	Richmond TL	5.7
<b>Urban Principal Arterial</b>			
Main St. (Route 3)	Westerly TL	I-95 (Exit 1)	3.6
<b>Urban Collector</b>			
High St.	Main St.	Connecticut SL	0.9
Ashaway Rd.	Main St.	Diamond Hill Rd	2.3
Chase Hill Rd.	Main St.	Ashaway Rd.	2.1
Maxson Hill Rd.	Main St.	Diamond Hill Rd.	0.8
		Total	6.1
<b>Rural Major Collectors</b>			
Alton Bradford Rd.	Westerly TL	Richmond TL	2.7
Woodville Alton Rd.	Alton Bradford Rd.	Main St.	4.5
Ashaway Rd.	Diamond Hill Rd	Alton Bradford Rd	1.6
Spring St.	Exeter TL	Main St.	5.1
Mechanic St.	Main St.	Richmond TL	1.0
Main Street/Nooseneck Hill Rd (Route 3)	1-95 (Exit 1)	Richmond TL	6.5
		Total	21.3
<b>Rural Minor Collectors</b>			
Arcadia Rd	Main St	Richmond TL	1.6
Burdickville Rd.	Alton Bradford Rd.	Charlestown TL	0.6
Fenner Hill	Spring St.	Main St.	3.0
Canonchet Rd	Main St.	Spring Street	2.8
Clarks Falls Rd.	Connecticut SL	Main St.	1.8
Diamond Hill Rd.	Maxson Hill Rd.	Tomaguag Valley	1.1
Dye Hill Rd.	Spring St.	Richmond TL	3.9
Fairview Ave.	Dye Hill Rd.	Bank St.	1.5
Grantville Ext.	Dead End	Mechanic St.	0.2
Laurel St.	High St.	Maxson St.	0.9
Maxson St.	River Rd.	Main St.	0.3
North Rd	Canonchet Rd	Spring Street	0.4
Diamond Hill Rd.	Tomaguag Valley	Ashaway Rd.	0.9
Skunk Hill Rd	Dye Hill Rd.	Richmond TL	1.8
Woodville Rd.	Main St.	Richmond TL	3.1
		Total	23.7

Source: RIGIS

### Public Transportation

Service from the Rhode Island Public Transit Authority (RIPTA) Bus System is from Westerly via Route 3, where it stops at the Park and Ride at Exit 1 and gets on I-95 towards Providence.

### Bicycles and Pedestrians

An on-street bike route begins in Bradford and travels along Riverside Drive in Westerly and Alton-Bradford Road in Hopkinton to Burdickville. From Burdickville, the route continues into Alton, then on Church Street in Richmond to Wood River Junction, finishing the route on Alton-Carolina Road in Charlestown, ending in Carolina.

There are no formal pedestrian walkways through Hopkinton. Sidewalks are found mostly within the larger village centers, such as Hope Valley and Ashaway.

### ***Public Comment and Survey Findings***

When asked about municipal roads, residents have a split opinion regarding their condition and maintenance. About half feel there are drainage issues that need to be addressed and maintenance is lacking.

When meeting with the Hopkinton Land Trust, they expressed an interest in developing a trail system that connects the Town's open spaces, including developed recreation facilities. The system should be done in coordination with other regional land trusts and neighboring towns.

### ***Accomplishments from 2004-2009***

- In the Exit 1 Development Area Study, the town looks to encourage a wide range of transportation options, building on the existing Park and Ride. Proposed is a greenway trail and constructing sidewalks throughout the district to connect employment centers with commercial and residential areas.
- A program has been established for the identification, prioritization and scheduling of preventative road maintenance.

## Goals, Policies and Recommendations

**GOAL C 1** *To improve and maintain a safe, convenient and efficient traffic circulation system throughout the town.*

**Policy C1:** Encourage and support RIDOT in maintaining and improving the state roads system in Hopkinton.

**Policy C 2:** Maintain a formal program for road maintenance, new road construction, and accompanying drainage facilities.

**Recommendation 1:**

- Work with the RI Department of Transportation (RIDOT) in improving the transportation system in Hopkinton, particularly along state roads and bridges, to ensure that improvements occur in a manner that increases traffic flow and minimizes community disruption.
  - *Regularly correspond with RIDOT by referring projects to them*
  - *Review projects that are proposed but not yet funded to make sure they are still being considered*
  - *Maintain a list of improvements needed to state roads in order to be able to responds to state requests for projects or to convey road improvement priorities to the state.*

**Responsibility:** Public Works Director

**Time Frame:** On-going

**Objective C 1:** Provide for the orderly and adequate integration of roads within existing and proposed subdivisions.

**Recommendation 2:**

- Modify subdivision regulations to require connections of adjacent subdivisions wherever possible
  - *Require streets in a proposed subdivision to provide for a continuation of existing or parallel streets to abutting property*
  - *If the abutting property is not subdivided, the street within the plat being subdivided must be constructed to the property line of the abutting land or a right-of-way granted to the town*

**Responsibility:** Planning Board

**Time Frame:** Mid-term (3-4 Years)

**Objective C 2:** Maintain the functional integrity of the existing road system by applying the appropriate land use controls and design review standards.

**Recommendation 3:**

- Modify subdivision regulations and Zoning Ordinance to require off-site

transportation improvements where new development places additional burden on the existing circulation system

**Responsibility:** Planning Board, Town Council  
**Time Frame:** Mid-term (3-4 Years)

**Objective C 3:** Correct existing road deficiencies to improve safety and traffic flow

**Recommendation 4:**

- Continue to update program developed for the identification, prioritization and scheduling of preventative road maintenance.
  - *Establish an annual budget for road maintenance*

**Responsibility:** Public Works Director  
**Time Frame:** Short-term (1-2 Years) & On-going

**Objective C 4:** Encourage the development of linear recreational transportation facilities that provide an alternative to automobile travel.

**Recommendation 5:**

- Develop a system of pedestrian and bicycle trails linking major areas in conjunction with RIDEM and neighboring communities to provide recreational opportunities and a major north/south alternative transportation corridor (See Goals and Policies of Recreation, Conservation and Open Space Element).

**Responsibility:** Recreation Commission  
**Time Frame:** Mid-term (3-4 Years)

**Objective C 5:** Preserve the rural character of scenic roads

**Recommendation 6:**

- Identify and designate certain roads as scenic and adopt appropriate design standards for their protection (See Policies of Natural and Cultural Resources Element).

**Responsibility:** Conservation Commission  
**Time Frame:** Mid-term (3-4 Years)

## Economic Development

### Introduction

Enhancing economic development opportunities in Hopkinton will lead to growth of the town's tax base and labor force and improve the overall quality of life in town. In doing so, it is important for the Town create a balance between new development for economic purposes and protecting the natural environment and historic and cultural resources. This means new industries must be compatible both environmentally and physically with the rural character of Hopkinton. Current economic development initiatives have focused on new light manufacturing-high technology, local commercial activities in village centers, recreational opportunities like hiking and camping, and agricultural businesses.

The focus of new industrial businesses and professional offices in Hopkinton has been in the vicinity of Exit 1. The Hopkinton Industrial Park is a building constructed on Gray Lane in the summer of 2008. It contains office and manufacturing space available for lease. Businesses within the park are Hi-Tech Profiles and its sister companies HTP Meds and Hi-Tech Molds. Hi-Tech Profiles is a thermo plastics extrusion company and HTP Meds manufactures medical tubing. Other businesses have moved into the building for office space. Up the street from Hopkinton Industrial Park on Wellstown Road is Renova Lighting Systems, which designs and manufactures lighting systems for commercial and industrial businesses. They opened at the end of 2008. Assembly space and offices are located at the Hopkinton facility.



At Exit 1, ProSystems Integration and American Kuhne are across from the RIPTA Park and Ride lot. ProSystems Integration is an engineering and design firm that manufactures panels and control cabinets. They recently moved their headquarters from Plainfield, Connecticut, to Hopkinton. The facility is considered state of the art. American Kuhne manufactures high technology extrusion matching. At the Hopkinton facility, they design, manufacture and provide technical customer support.



Smaller commercial and office uses are found in the village centers of Hope Valley and Ashaway. These businesses service the local community, including restaurants, retail, a variety of services, and other commercial activities. Offices associated with lawyers, realtors, consultants and medical professions are also located in these areas.

Being a rural community, the recreation and open space facilities in town offer other economic development opportunities. These include the many campgrounds as well as tackle shops, equipment retailers and other businesses that support visitors to the public parks where they can enjoy canoeing, hiking, fishing and hunting.

State-wide agriculture continues to grow. According to RIDEM, the 2007 Census of Agriculture showed the number of Rhode Island farms was up 42 percent and the amount of land in farms increased 11 percent from the 2002 Census. Rhode Island farms grossing less than \$50,000 in sales make up the majority of the increase and the number of farms grossing more than \$50,000 in sales increased from 168 in 2002 to 173 in 2007<sup>2</sup>.



In Hopkinton, there are approximately 23 farms with a variety of commodities, including beef cattle, Christmas trees, dairy, poultry and produce like apples, herbs and vegetables. The Town recognizes the importance of these farms both as the economic livelihood for local residents, but a major contributing factor to the rural character of the community. The Town adopted a Farm Viability Ordinance, sponsored by the Conservation Commission, in 2003. The ordinance allows farmers to supplement their farming activities with income from related sources such as farm stands.

The Town would like to focus future larger-scale economic development initiatives around Exit 1. Village centers offer many challenges to establishing light industrial or manufacturing businesses due to poor soils, existing septic system problems and typically a high water table. The Exit 1 Development Area Study assessed the potential for development in this area and found that the Town could build on the new light industrial businesses recently established in its vicinity. The Study also supports mix-use development to provide residential and commercial opportunities. Access to I-95 also plays an important role in making Exit 1 attractive to new businesses. The Town should continue to support the adoption of the Exit 1 Development Area Study, including the associated guidelines and proposed zoning changes.

### ***Public Comment and Survey Findings***

Residents overall are satisfied with the recent economic development efforts put forth by the Town. Important factors that the town should consider are the locations of new industries and the designing of these developments. Design should reflect the rural character of Hopkinton and incorporate appropriate lighting, hidden parking and more thoughtful landscaping. Residents also support small businesses, such as retail and restaurants, and encouraging them in village centers.

### ***Accomplishments from 2004-2009***

- New industries established in Hopkinton in recent years have been focused around Exit 1, including Hopkinton Industrial Park, ProSystems Integration, American Kuhne and Renova Lighting Systems.
- A Property Tax Stabilization Ordinance was adopted.
- Exit 1 Development Area Study incorporates elements of economic development with technology districts.
- Town adopted an Aquifer Protection Overlay District and a Wastewater Management District in Hope Valley.

<sup>2</sup> <http://www.dem.state.ri.us/programs/bnatres/agricult/index.htm>

- Town adopted the Farm Viability Ordinance, which allows farmers to supplement their farming activities with income from related sources such as farm stands.
- An Adult Entertainment Ordinance was adopted in October of 2005, which prohibits adult entertainment uses in all zoning districts except industrial zones and only under a special use permit.

### **Goals, Policies and Recommendations**

**GOAL ED 1** *To provide for the expansion of the town's tax base by encouraging development of new and existing light and/or heavy industrial & office/commercial business.*

- Policy ED 1:** Promote the development of public and/or private water service to supply economic development sites.
- Policy ED 2:** Provide and support the necessary services required to entice businesses to Hopkinton
- Policy ED 3:** Work with existing local businesses to strengthen their position and solve problems
- Policy ED 4:** Work with RIDEDEC and the Federal Job Training and Partnership Act (JTPA) as well as RI Department of Labor and Training to train and retrain portions of the workforce

**Objective ED 1:** Assess the most advantageous locations for new manufacturing sites.

**Recommendation 1:**

- Evaluate parcels for new economic development opportunities
  - *Develop site criteria*
  - *Assess services possibilities*
  - *Examine environmental constraints*
  - *Examine surrounding land uses*
  - *Review current town regulations*
  - *Determine number of acres required for absorption over a 1–20 year period*
  - *Select best location(s)*
  - *Recommend zoning changes where necessary*

**Responsibility:** Economic Development Commission

**Time Frame:** Mid-term (3-4 Years) and on-going

**Objective ED 2:** Create opportunities for new office, commercial, industrial and mixed uses at Exits 1 and 2 off of I-95 as well as in existing village areas.

**Recommendation 2:**

- Support the adoption of the Exit 1 Development Area Study by the Town Council

**Responsibility:** Economic Development Commission  
**Time Frame:** Short-term (1-2 Years)

**Recommendation 3:**

- Perform an in-depth inventory and analysis of development potential in the Exit 2 area and existing village areas including impact analysis, market analysis and related infrastructure requirements
  - *Include analysis of existing structures that could be re-used for economic development purposes*
  - *Remain consistent with related elements of this plan with regards to potential development opportunities*

**Responsibility:** Economic Development Commission  
**Time Frame:** Mid-term (3-4 Years)

**Recommendation 4:**

- Identify the most appropriate areas in town that can support a new water supply system associated with future economic development
  - *Evaluate the ground water potential of the ground water reservoir in town by consulting existing mapping*
  - *Highlight on Land Use Map the potential sites for small community wells*
  - *Assist with the identification and application for grant/loan funds to develop public/private water systems*
  - *Use the Aquifer Protection Ordinance and Wastewater Management District to focus new development*

**Responsibility:** Economic Development Commission, Town Council  
**Time Frame:** Mid-term (3-4 Years)

**Recommendation 5:**

- Identify and zone new areas for manufacturing and commercial sites

**Responsibility:** Economic Development Commission / Town Council  
**Time Frame:** Mid-term (Years 3-4)

**Objective ED 3:** Target specific types of business based on Hopkinton's quality of life and locational advantages, balanced with business requirements and impacts to the environment.

**Recommendation 6:**

- Develop a plan of action and set of priorities to target an industry
  - *Develop a set of manufacturing criteria for the town*
  - *Establish a set of locational advantages*
  - *Review sites identified as new manufacturing zones*
  - *Review natural and environmental constraints*

- *Review local ordinances*
- *Work with RIEDC to direct these industries to Hopkinton*
- *Work with RIEDC, JPTA, and RIDLT to address specific needs of the workforce*

**Responsibility:** Economic Development Commission, Town Council  
**Time Frame:** Short-term (1-2 Years) and On-going

**Objective ED 4:** Provide the key ingredients to enhance the business climate in town to provide more employment opportunities within the town.

**Recommendation 7:**

- Direct and support the efforts of the Town's Economic Development Commission (EDC) in their role to increase economic activity
  - *Restore active membership in the EDC*
  - *Revisit EDC charge and revise if necessary*
  - *Support activities of the EDC by adequate funding*
  - *Direct EDC to prepare marketing brochure*
  - *Conduct initial Hopkinton business condition survey and update yearly*
  - *Review existing town regulations*
  - *Recommend changes to Zoning Ordinances. if necessary*

**Responsibility:** Town Council  
**Time Frame:** On-going

**Recommendation 8**

- Provide and support the necessary services required to entice businesses to Hopkinton

**Responsibility:** Economic Development Commission / Town Council  
**Time Frame:** On-going

**Recommendation 9**

- Work with existing local businesses to strengthen their position and solve problems

**Responsibility:** Economic Development Commission / Town Manager  
**Time Frame:** On-going

**Recommendation 10**

- Work with RIDEDEC and the Federal Job Training and Partnership Act (JTPA) as well as RI Department of Labor and Training to train and retrain portions of the workforce

**Responsibility:** Economic Development Commission / Town Council  
**Time Frame:** On-going

**GOAL ED 2** *Expand and maintain the local tourism industry*

**Policy ED 5:** Support and promote services, facilities, and programs directed to assist the local tourism industry.

**Objective ED 5:** Promote and steer tourists towards the town's historic, cultural, scenic, and natural resources, as well as the town's commercial enterprises that support this activity.

**Recommendation 11:**

- Assist with the preparation of promotional brochures

**Responsibility:** Economic Development Commission

**Time Frame:** On-going

**Recommendation 12**

- Develop signage program directing tourists to town attractions

**Responsibility:** Economic Development Commission

**Time Frame:** Mid-term (3-4 Years)

**Recommendation 13**

- Provide necessary services such as trash and debris removal and public restrooms

**Responsibility:** Economic Development Commission / Public Works Director

**Time Frame:** Short-term (1-2 Years) and On-going

**Recommendation 14**

- Work with local chamber of commerce and business associations to further support their efforts

**Responsibility:** Economic Development Commission / Town Council

**Time Frame:** On-going

**Recommendation 15**

- Cultivate relationship with the South County Tourism Council

**Responsibility:** Economic Development Commission / Town Council

**Time Frame:** On-going

**GOAL ED 3** *To grow local agricultural operations*

**Policy ED 6:** Support agricultural operations remaining in town and take necessary steps to preserve them.

**Recommendation 16:**

- In concert with Natural and Cultural Resources Goals and Policies, prepare programs to assist the agricultural operations that are viable businesses

**Responsibility:** Economic Development Commission

**Time Frame:** Short-term (1-2 Years) and on-going

**Recommendation 17:**

- Consult with the RIDEM Division of Agriculture to promote locally produced products to increase the income of local farmers

**Responsibility:** Economic Development Commission

**Time Frame:** Short-term (1-2 Years) and on-going

**Recommendation 18:**

- Collaborate with the RI Center for Agricultural Promotion and Education on agri-tourism through the Rhode Island Farm Ways Program

**Responsibility:** Economic Development Commission

**Time Frame:** Short-term (1-2 Years) and on-going

## Housing

### **Introduction**

The Housing Element of the Comprehensive Plan considers the existing housing in Hopkinton and indicates how Hopkinton will meet the housing needs of residents today and in the future. It is important that the development or redevelopment of housing be consistent with the goals and policies of other elements within the Comprehensive Plan, including the Land Use Element and the Public Services and Facilities Element.

The Town of Hopkinton must meet the requirements of the Low and Moderate Income Housing Act (RIGL 45-53), which promotes the development of low and moderate income housing. The Act states that at least 10 percent of Hopkinton's housing units should be affordable to residents earning less than or equal to 80 percent of the area median income. The 2004 Plan was amended in 2004 with the adoption of the Affordable Housing Strategy (and subsequently revised in September 2005), which outlines strategies for the Town to address its growing affordable housing needs and to help ensure that it retains local control over land use decisions in keeping with the unique character of the community. The Town has established goals, policies and recommended strategies to fulfill this need locally and in support of the state's overall efforts to provide affordable housing to its residents.

To assess the need for affordable housing, HousingWorks RI annually examines the affordability gap between the actual income needed to afford to live in Rhode Island and its communities and the cost of living. According to HousingWorks RI's 2009 Fact Book, the annual household income needed to own a home in Hopkinton is \$75,566 and the amount needed to rent a two-bedroom apartment is \$49,280, which is a statewide average<sup>3</sup>. This includes typical expenses such as food, transportation, utilities, mortgage, taxes and other expenses (see the Fact Book for more details on how these values were calculated). The average private sector wage for jobs in Hopkinton is \$30,992. This gap demonstrates the need for additional affordable housing options in town.

From 2000 to 2007, the state and country saw a housing boom with escalating housing prices and large numbers of new homes being constructed. This eventually led to over-building. During this time, poor lending practices and easy credit made home-buying easy. Home mortgage loans were available almost without regard to whether or not household income could support the conditions and repayment of the loans. Starting in 2007, the national and state economies began to decline. The housing market became saturated with homes and the demand weakened. As the economy declined, unemployment rose, exceeding 10 percent by the end of 2008 in Rhode Island, the second highest in the country after Michigan at the time. Housing prices and values also dropped and new construction waivered. These conditions have put residents at risk of losing their homes, both locally and regionally.

These factors have also greatly impacted Hopkinton and the state's ability to produce new affordable housing units. As described in this Element, Hopkinton has made strides to meet the

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<sup>3</sup> HousingWorks RI 2009 Fact Book available at [www.housingworkri.org](http://www.housingworkri.org).

demand for low and moderate income (LMI) units, but current economic conditions in the state and the country have reduced the capacity for individuals and families to purchase new homes and made developers reluctant to move forward with new construction. Joblessness and more cautious lenders have restricted the flow of capital. New LMI units have been built in Hopkinton, but some of these units remain empty and developers that proposed the construction of additional LMI units have stalled their projects in hopes of a better market in the future.

**Population and Households**

According to the 2000 US Census, the population of Hopkinton was 7,836 and in 2004, the Hopkinton Affordable Housing Plan projected that development and residential growth would increase 21 percent over a ten-year period if the pace of development between 2000 and 2003 were to continue, as shown in Figure 3. Since 2005, the rate of new home construction in Hopkinton has leveled off and even slowed. However, the population still continues to grow. In 2004, Rhode Island Statewide Planning updated their population projections and projected Hopkinton’s population to reach 8,451 by 2015.

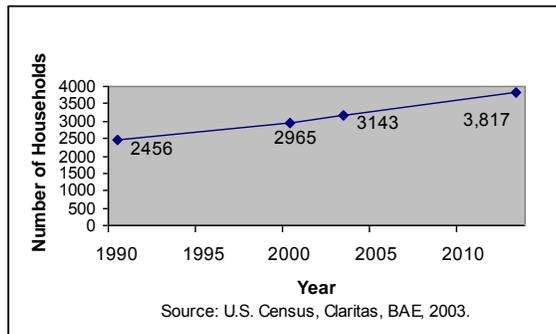


Figure 3: Total Households from 1990 to 2013

Hopkinton is largely composed of family households and is similar to many other towns in the Plan Region<sup>4</sup> of the Affordable Housing Strategy in the high proportion of homeowners compared to the state. In 2000, 81 percent of households in Hopkinton owned their own home, compared to 60 percent of households in Rhode Island. According to the U.S. Census, there were 579 renter households in Hopkinton in 2000. In 2000, almost half of all family households in Hopkinton included children under the age of 18 years (1,043 households or 48 percent). Hopkinton has the same proportion of elderly occupied households as the Plan Region (21 percent); however, the town has a slightly higher percentage of households headed by residents aged 25 to 34 years old (16 percent in Hopkinton compared to 13 percent region wide). Figure 4 presents the average size of Hopkinton households in 2000. Overall, Hopkinton is a growing community of family homeowners, headed by residents predominantly within child-bearing years.

<sup>4</sup> East Greenwich, West Greenwich, Charlestown, Exeter, Hopkinton, Narragansett, New Shoreham, North Kingstown, Richmond, South Kingstown and Westerly

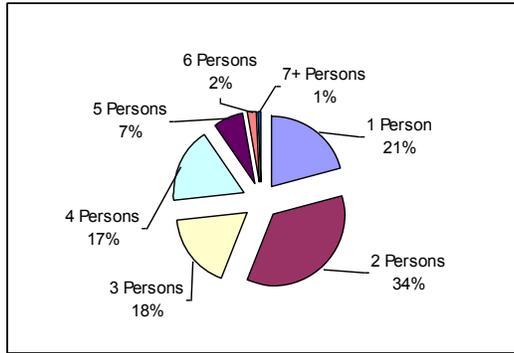


Figure 4: Households by Size, 2000 US Census

### Income

Hopkinton is a middle-class community with median household incomes slightly below that of the Plan Region. In 2003, Hopkinton had a median household income of \$58,987 compared to a statewide median household income of \$46,159. Hopkinton has the same proportion of low income households as the remainder of Washington County and the Plan Region, with 18 percent of households having incomes below \$25,000 and 10 percent below \$15,000. However, Hopkinton does not have as many high income households as other fast growing communities in the Plan Region. The towns of North and South Kingstown, Richmond, East and West Greenwich all have populations with at least 40 percent of households earning in excess of \$75,000 per year. In 2003, approximately one-third of households in Hopkinton earned more than \$75,000. One-quarter of households in Hopkinton earned between \$50,000 and \$75,000, a percentage similar to that of Hopkinton's neighboring towns of Charlestown and Richmond.

The predominance of middle class homeowners in Hopkinton masks a starkly different income profile among Hopkinton's renters. Figure 5 presents the 1999 household income of owners and renters in Hopkinton. In 2000, 31 percent of renter households earned less than \$20,000 annually compared to 11 percent of homeowners. Almost 70 percent of renters in Hopkinton earned less than \$50,000; while nearly 60 percent of homeowners earned \$50,000 or more. The U.S. Department of Housing and Urban Development (HUD) recommends that households pay no more than 30 percent of their income for housing costs. Figure 6 depicts the rent burden of Hopkinton renter households in 1999. According to the U.S. Census, 26 percent of renter households in Hopkinton paid more than 30 percent of household income for gross rent in 1999. Hopkinton had 131 renter households who paid more than 30 percent of household income for rent in 1999. According to the Comprehensive Housing Affordability Strategy (CHAS) database, in 2000 Hopkinton had a total of 1,110 households (37 percent) that earned less than 80 percent of median household income in 2000.

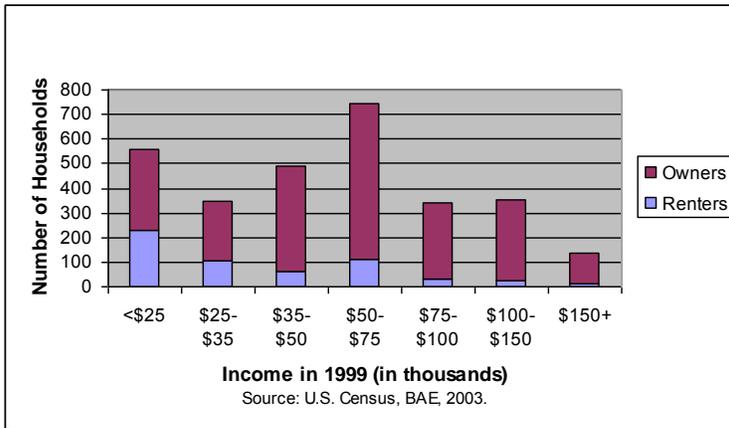


Figure 5: Owner and Renter Households by Income (1999)

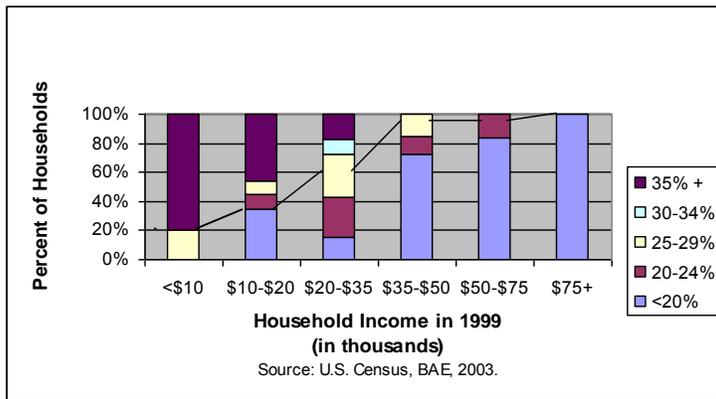


Figure 6: Rent Burden by Renter Households as a Percentage of Income, 1999

The CHAS database provides another means of analyzing the housing cost-burden of Hopkinton’s low and moderate income households (up to 80 percent of median income). Table 10 shows that Hopkinton had 597 households at or below 80 percent of median income with significant housing cost burdens in 2000. Of those 597 households, 32 percent were elderly households, 55 percent were of families and 12 percent were single-person households and other non-family households (“Other”). 191 of the low and moderate income households were renters, and 406 of the households were homeowners. Based on the CHAS data, Hopkinton has significant housing needs among its family households. A majority of low and moderate income households with housing needs are renter or homeowner families. However, Hopkinton also has significant need among its renter and owner elderly households. The housing strategy will no doubt need to accommodate the housing burdens across household types and tenure patterns.

Table 10: Housing Needs for Households at or Below 80 Percent of Median Income, 2000

Cost Burdened Households (a)					
Type of Household	Renter	Owner	Total	Percent of Total	2004 State Housing Gap (c)
Elderly	49	144	193	32%	
Family	112	218	330	55%	
Other (b)	30	44	74	12%	
<b>Total</b>	<b>191</b>	<b>406</b>	<b>597</b>	<b>100%</b>	<b>-146</b>

(a) Households at or below 80 percent of median income with housing needs, including rent burdens in excess of 30 percent of income. Almost all plan excessive cost.

(b) Other households include single-occupant households and households with unrelated members.

(c) Low/Mod housing unit need based on the State's 10 percent affordability threshold.

Source: CHAS Database, 2000; BAE, 2003.

Table 11 further breaks down the housing needs by ownership, showing both owners and renters of households at or below 80 percent of the median income in Hopkinton and the Plan Region.

Table 11: Housing Needs for Households with Incomes at or Below 80 Percent of Median Income

	Low/Mod Needs by Type of Household (a)						All Low/Mod		
	Elderly		Families		Other (b)		Total with Housing Needs	Households	
	Households	Percent	Households	Percent	Households	Percent		Households	Percent of Total
<b>Study Region</b>	5,274	29.0%	7,361	40%	5,584	31%	18,219	33,191	55%
Owners	1,938	37.0%	2,431	46%	939	18%	5,308	9,680	55%
Renters	1,126	23.0%	1,626	34%	2,066	43%	4,817	9,029	53%
<b>East Greenwich</b>	267	37.0%	241	33%	215	30%	723	1,323	55%
Owners	137	43.0%	144	45%	40	12%	321	536	60%
Renters	130	32.0%	97	24%	175	44%	402	787	51%
<b>West Greenwich</b>	54	21.0%	137	53%	67	26%	258	452	57%
Owners	30	16.0%	118	63%	38	20%	186	346	54%
Renters	24	33.0%	19	26%	29	40%	72	106	68%
<b>Charlestown</b>	163	25.0%	312	49%	167	26%	642	1,112	58%
Owners	139	31.0%	231	51%	85	19%	455	862	53%
Renters	24	13.0%	81	43%	82	44%	187	250	75%
<b>Exeter</b>	50	19.0%	119	44%	100	37%	269	552	49%
Owners	50	29.0%	89	51%	35	20%	174	313	56%
Renters	0	0.0%	30	32%	65	68%	95	239	40%
<b>Hopkinton</b>	193	32.0%	330	55%	74	12%	597	1,110	54%
Owners	144	35.0%	218	54%	44	11%	406	746	54%
Renters	49	26.0%	112	59%	30	16%	191	364	52%
<b>Narragansett</b>	350	19.0%	509	28%	968	53%	1,828	2,837	64%
Owners	180	32.0%	226	40%	155	28%	561	1,025	55%
Renters	170	13.0%	283	22%	813	64%	1,266	1,812	70%
<b>New Shoreham</b>	56	42.0%	40	30%	38	28%	134	231	58%
Owners	40	41.0%	32	33%	26	27%	98	145	68%
Renters	16	44.0%	8	22%	12	33%	36	86	42%
<b>North Kingstown</b>	410	25.0%	810	50%	397	25%	1,617	2,960	55%
Owners	238	27.0%	443	51%	185	21%	866	1,406	62%
Renters	172	23.0%	367	49%	212	28%	751	1,554	48%
<b>Richmond</b>	105	33.0%	130	41%	79	25%	314	744	42%
Owners	105	37.0%	110	39%	69	24%	284	624	46%
Renters	0	0.0%	20	67%	10	33%	30	120	25%
<b>South Kingstown</b>	562	33.0%	676	39%	475	28%	1,713	3,161	54%
Owners	343	36.0%	493	52%	119	12%	955	1,637	58%
Renters	219	29.0%	183	24%	356	47%	758	1,524	50%

	Low/Mod Needs by Type of Household (a)						Total with Housing Needs	All Low/Mod	
	Elderly		Families		Other (b)			Households	
	Households	Percent	Households	Percent	Households	Percent		Households	Percent of Total
Westerly	853	42.0%	753	37%	425	21%	2,031	4,227	48%
Owners	531	53.0%	327	33%	143	14%	1,002	2,040	49%
Renters	322	31.0%	426	41%	282	27%	1,030	2,187	47%

(a) Low and moderate income households are households with incomes less than or equal to 80 percent of median income. Households with housing needs are defined as those households that pay more than 30 percent of household income for shelter or households that live in substandard conditions. Almost all households included above reported excessive housing costs.

(b) Other households include single-occupant households and households composed of non-relatives.

Source: CHAS database, 2003; BAE, 2003.

## Housing Stock

The housing stock of Hopkinton is overwhelmingly composed of single-family homes. In 2000, nearly 84 percent of all housing units were either attached or detached single-family homes. Hopkinton has a low percentage of multi-family housing units (13 percent); however, the percentage of multi-family units is more than double that of the neighboring towns of Exeter, Richmond or Charlestown. In 2000, Hopkinton had 416 multi-family housing units out of a total of 3,040 housing units. Hopkinton also had 78 mobile homes, which represented 2.5 percent of all housing units in the town.

The age of Hopkinton's housing stock is evenly divided between housing units constructed prior to 1970 and those constructed since 1970, with 18 percent constructed between 1990 and 2000. From 1996 to 2006, Hopkinton issued building permits for 290 single-family homes and 16 two-family homes.

As of 2009, the country and the state are in an economic crisis fueled by over-building and poor lending practices that has greatly impacted the state's housing. As shown in Table 12, the number of residential building permits issued in Hopkinton has steadily declined, dropping to only 19 in 2008 from a peak of 37 units permitted in 2006, a drop of nearly 50 percent. The number of building permits in Rhode Island dropped 62 percent from 2005 to 2008.

Table 12: Residential Building Permits in Hopkinton, 2004 to 2008

	2004	2005	2006	2007	2008
Total units	35	32	37	31	19
Total single units	35	32	25	22	13
Total multi units	0	0	12	9	6
Total value	\$4,847,865	\$4,433,704	\$6,453,253	\$5,352,453	\$3,305,023

Source: RI Economic Development Corporation Hopkinton Community Profile ([www.riedc.com](http://www.riedc.com))

While the construction of homes has slowed, existing occupied homes are also being vacated. Foreclosures have also risen and impacted the need for affordable housing in Hopkinton, the region and the state. In September 2008, Rhode Island's foreclosure rate ranked 10<sup>th</sup> in the country<sup>5</sup>. Further, the number of foreclosure initiations (when a public notice appears in the newspaper indicating that foreclosure proceedings have begun against a property) was double in 2008 than 2007. While Rhode Island's urban core has been greatly hit by this crisis, Rhode Island Housing has predicted that Hopkinton's foreclosure rate is between 1% and 6%.

<sup>5</sup> HousingWorks RI 2009 Factbook

Foreclosures impact the need for affordable housing by displacing owners, who then become renters, thereby increasing the need for rental units both regionally and statewide.

### **Sales and Affordability**

Home sales prices in Hopkinton increased substantially from 2000 to 2003 and threatened to become out of reach for many working families who provide essential public services. From 2000 to 2003, median home sales price in Hopkinton increased annually by 17 percent. The median price of a home in 2000 was \$129,848 compared to \$205,000 in 2003 (The Warren Group, 2003). In 2004, 76 percent of homes in Hopkinton were sold for \$150,000 or more. Given that vacant land in Hopkinton often sells for \$80,000 to \$150,000 per acre, it is likely that many of the real estate transactions recorded below \$200,000 were for vacant properties.

Median home prices continued to rise through 2005 but due to the economic downturn, home prices then began to decrease. The Rhode Island Association of Realtors and Rhode Island Housing report that median home prices statewide have dropped from \$282,900 in 2005 to \$234,900 in 2008<sup>6</sup>. Figure 7 shows the median home sales price from 2004 to 2008 in Hopkinton. Single family home prices fluctuated between \$250,000 and \$330,000 in alternating years, with 2008 dropping to the lowest sales price in these years. Condominium median sale prices rose and leveled, but in 2008 increased by \$137,000. Similarly, multi-family median sale prices grew through the four years, but jumped to \$600,000 in 2008, an increase of \$270,000. The Town does not feel that these spikes in condo and multi-family homes indicate a new trend. Instead, they appear to be anomalies attributable to a very small number of high priced units selling locally while housing values and sales continue to decrease in the region and state-wide.

As sale prices of homes continued to rise while local, State and national economic conditions declined, the number of home sales declined. Figure 8 also shows that single family home sales dropped 40 percent from 2004 to 2008.

According to the 2000 U.S. Census, rents in Hopkinton remain affordable compared to the plan region. In Hopkinton, 70 percent of monthly rents in 2000 were between \$200 and \$750. However, the Census also showed that 25 percent of renters in Hopkinton paid more than 30 percent in income for gross rent. In 2000, 15 percent of renter households paid more than 50 percent of household income in rent. Rhode Island Housing's rent survey for year end 2008 showed the average two-bedroom unit in Hopkinton was renting for \$1,179, which was adjusted to include utility allowances such as for heat, cooking fuel, electricity and hot water. Hopkinton's limited supply of multi-family homes and high percentage of homeowners suggests that Hopkinton's supply of rental housing may be too limited to meet overall demand.

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<sup>6</sup> 2009 *Homes and the Economy "Rhode Island: At the Moment"*, prepared by RI Housing, [www.rhodeislandhousing.org/sp.cfm?pageid=730](http://www.rhodeislandhousing.org/sp.cfm?pageid=730)

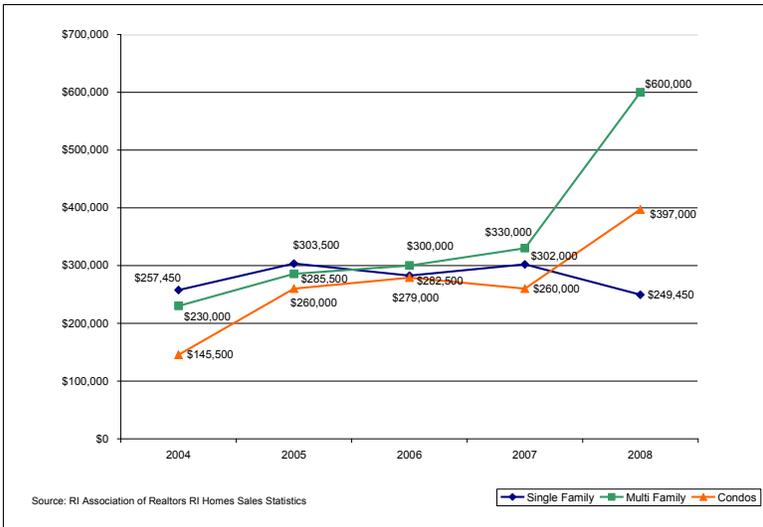


Figure 7: Hopkinton Median House Sale Prices from 2004 to 2008

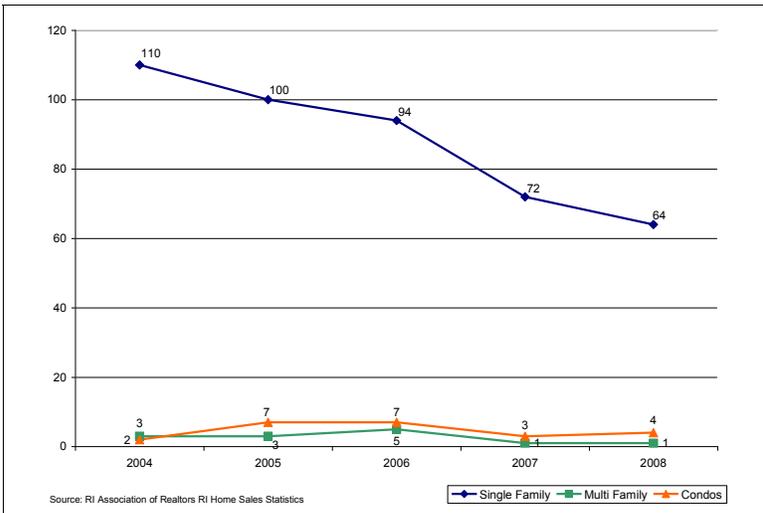


Figure 8: Hopkinton Median Sales 2004 to 2008

### Unmet Demand

Hopkinton faces a series of typical barriers to the provision of affordable housing including lack of substantial infrastructure in the form of town water and sewer, substantial wetlands, a variety of soil conditions and geological features that do not lend themselves to development (at least 14,772 acres) and large amounts of the available land (25 percent of the Town's acreage) under Town control, or set-aside for recreation, open space, or uses not compatible with housing.

In 2000, Hopkinton had 131 renter households that paid more than the recommended 30 percent in gross income for shelter. Assuming those 131 households continue to live in Hopkinton, they constitute a baseline for unmet need in the town. The rent burdened households in Hopkinton constituted 26 percent of all renter households in 2000. Based on current demographic and household trends, it is possible to create a rough projection of the additional need that will be present in 10 years. Assuming that the percentage of renter households in the town remains unchanged, there will be 132 additional renter households. If 26 percent of those net new renter households are burdened by excessive rents (pay in excess of 30 percent of annual income for shelter), Hopkinton will have 34 new households with an unmet need for affordable housing. As a rough calculation, Hopkinton is likely to need a minimum of 233 new affordable housing units to meet the total demand for affordable rental housing in 2025. Adding the current conditions of the economic and foreclosure crises, the demand for rental housing is likely to increase within the region.

Populations with special needs also have an unmet demand for affordable housing opportunities in Hopkinton. According to the Census, nearly half of the special needs households are very low income and home ownership may not be financially possible. Beyond the development of group homes, handicap-accessible, LMI rental units should be included in some housing projects. For example, the Rockville Mill development includes 14 LMI units, two of which meet the requirements of the Americans with Disabilities Act. The Town will work with a partner for the development and input with regards to increasing rental opportunities for this population through incentives.

There is also an unmet demand for affordable housing with regards to the elderly and households occupied by families and homeowners. Approximately one-third of Hopkinton's 597 LMI households with acute housing needs (housing costs in excess of 30 percent of income) were elderly occupied. 55 percent of the households with housing needs were occupied by families (330 households). Over two-thirds (68 percent) of the Low/Mod households with housing needs were homeowners.

Overall, any housing strategy that attempts to meet the identifiable needs of the Low/Mod population will have to strike a balance between programs that meet the needs of elderly renters, family renters and special needs renters along with the unmet homeownership demand. To accommodate the Town's goal of attracting and retaining young families, special emphasis should be applied to ensuring that a portion of future housing units will be able to accommodate larger families, which are typically units with three or more bedrooms.

Beyond rental housing, housing prices in Hopkinton are increasing at a rate that may make homeownership possibilities for low- and moderate-income workers in the community more

limited. There are fewer and fewer housing units available in the community for less than \$200,000 and year round rental stock is increasingly being converted to home-ownership stock as families with greater resources relocate to the Town. Hopkinton must find ways to increase production of affordable housing to meet the State requirement in the context of local concerns about growth management including school system impact, the increasing cost of development, and steady upward regional pressure on the price of housing.

### **Hopkinton Affordable Housing Partnership**

The Hopkinton Affordable Housing Partnership was established to help guide the Town in meeting its affordable housing goals through an ordinance adopted in May 2005. The Partnership consists of five members appointed by the Town Council. Its intent is to develop housing that is affordable and accessible to all residents and to ensure that new housing is developed within the environmental capacity of the land. The Partnership collaborates with other agencies and organizations in the development of LMI housing and also works to develop local policies and regulations that support affordable housing. The Planning Department provides staff and technical assistance to the Partnership. According to the ordinance, it has the following powers and duties:

- Maintaining a list of candidates for affordable housing
- Overseeing any lotteries or other mechanisms that control access to affordable units
- Being responsible for managing any contractual relationships
- Seeing that Town policies, in regards to monitoring were followed
- Establishing short and long term housing goals for the Town that includes those in the Affordable Housing Plan and creating an action plan to meet them
- Supporting and expanding the role of non-profit organizations in developing permanent affordable housing
- Conducting a Housing Opportunities Plan to identify underutilized parcels that are zoned either residential or non-residential and are suitable for high density housing or mixed uses
- Developing a site inventory of potentially suitable sites for adaptive reuse such as mills and vacant buildings
- Considering the feasibility of tax abatement plans to create affordable units within existing homes
- Advocating the creation of affordable housing for the elderly and special needs groups
- Researching priorities for installation and any future expansion of town sewer and water services and how new septic plant technology could be harnessed to facilitate controlled growth
- Updating the Housing Element [of the Comprehensive Plan]
- Working with the Town Building Inspector to make sure that housing in Town is safe and sanitary
- Coordinating education programs to raise awareness and remove impediments to affordable housing development
- Keeping the Town apprised of changes in the Low And Moderate Income Housing Act
- Monitoring changes in the housing inventory industry and governmental programs by conferences and seminars such as those offered by Grow Smart Rhode Island
- Administering an affordable housing land trust fund

The Partnership's current priority activities are:

- Completion of the Comprehensive Plan Housing Element Update
- Adoption of an Inclusionary Zoning Ordinance
- Adoption of an Affordable Housing Fund Ordinance
- Development of a Mixed Use Village Ordinance

#### **Meeting Affordable Housing Plan Objectives**

Specific strategies the Town will use to develop affordable housing to meet the 10% goal include:

- Implement mandatory inclusionary zoning provisions that cover any development of ten or more units.
- Implement an affordable housing overlay district component of the Town's zoning ordinances. This overlay would provide an alternative to the need for a developer to submit a comprehensive permit in that it would provide for a one stop approach to obtaining appropriate relief from aspects of local zoning that impede cost effective development. Density bonuses would be directly tied to production of affordable units that meet identified needs with an overall cap on density at some ratio of buildable acreage to unit that is yet to be determined. This type of overlay district would provide a framework within which the Town and prospective developers could negotiate on key development issues.
- Assemble development parcels and issuing Requests for Proposals to attract developers. By acquiring parcels and using this approach, the Town can define specific parameters including maximum density, design requirements and affordability mix. This will also enable the Town to impose the necessary affordability restrictions that meet local housing needs and any current definition under State Law regarding what counts as an LMI unit.
- Create rehab/reuse/infill and new construction mixed-use strategies by developing incentives that encourage innovative designs ranging from creating historic districts, to applying creative uses of existing structures, and encouraging village center models that construct street level retail with some professional office space and affordable apartments on the upper floors.
- Participate actively in regional strategies, including establishing a regional HOME consortium, an Affordable Housing Trust Fund and/or a Housing and Redevelopment Agency that will leverage state and federal funds and draw on the strengths of each town.

In 2004, Hopkinton had half of the number of affordable housing units required to meet the state's 10 percent affordability threshold. Of Hopkinton's 3,040 non-seasonal housing units, 159 units (5.23 percent) were certified as affordable under the current state definition. According to Housing Works RI, by the end of 2008 there were 3,040 year-round housing units in Hopkinton

and of those, 216<sup>7</sup> (7 percent) were LMI units. Table 13 lists the current LMI units in Hopkinton.

Table 13: Low and Moderate Income Housing Inventory in Hopkinton (March 2010)

Type of Housing	Tenure	Name	Location	Type	No. of Units	Total Units (%)
Elderly	Rental	Canonchet Cliffs I	825 Main Street	HUD 202	59	
	Rental	Canonchet Cliffs II	825 Main Street	HUD 202	55	
	Rental	Canonchet Cliffs III	Nooseneck Hill Road	LJHTC	23	
	Rental	Saugatucket Springs	Town House Road	HUD 202	53	190 (88%)
Family	Rental	Lawton Foster Road North	Lawton Foster Road	RIH Family	1	
	Rental	Wich Way	55 & 57 Wich Way	RIH Family	2	3 (1%)
Special Needs	N/A	Group Home Beds	N/A	Group Home Beds	23	23 (11%)
TOTAL UNITS					216	

Source: Rhode Island Housing 2010

Many of the LMI units in Hopkinton are earmarked for the elderly. The Town still sees the need to work towards developing projects that provide LMI units for families with a focus on young families. As noted in the community profile, the median age of residents has increased. The younger residents in their 20s and 30s identified in the 1990 Census have remained in town, but a new age cohort has not replaced them. The Town would like to focus efforts in their housing initiatives to attract these individuals and younger families back to Hopkinton. Housing types that would be most appropriate are two and three bedroom units, both for ownership and rental. The Town will develop incentives that would encourage developers to incorporate these LMI units into their development proposals.

Overall, the Town has fallen short of creating 114 units by the end of 2009. As shown in Table 14, the Town only achieved 53 units in the first five years of the plan. This is in part due to the failing economy. Limited available capital and credit to potential home owners and developers and the rising unemployment rate have impacted the housing market. Joblessness has limited purchasing power of families to buy new homes. Lending institutions are limiting funds they distribute, which has further decreased home sales but has also stymied new home construction, including construction of LMI units. This is evident in the drop in the number of building permits issued (Table 11).

As a result, some existing LMI units remain unoccupied, approved LMI units have not been built and new proposals for affordable housing development have been minimal. It is estimated that approximately half of the 53 units created in the first five year period are vacant. Additionally, there are 20 LMI units approved at Cardinal Lane of Canonchet, but they have not been constructed. Because they have not been built, the Town cannot take credit for them as LMI units created in 2008.

<sup>7</sup> Housing Works RI 2008 City/Town Fact Sheets "Hopkinton Affordable Housing Facts" available at [www.HousingWorksRI.org](http://www.HousingWorksRI.org)

Table 14: Estimated affordable units created by various strategies by 2025

Development Strategy	Projected units up to Year 5	Units Created (2008)	Years 6 to 10	Years 11 to 15	Years 16 to 20
Developer RFP	2	0	7	8	8
Inclusionary Zoning	20	0	15	15	15
Residential Incentive Zone	82	53	16	16	17
Commercial Exit 1 and Exit 2	0	0	40	40	35
Village Infill/Rehabilitation	10	0	14	15	15
Reuse of Schools and Mills	0	0	14	12	12
<b>Total LMI units added</b>	<b>114</b>	<b>53</b>	<b>106</b>	<b>106</b>	<b>102</b>
<b>Running total of LMI Units</b>	<b>273</b>	<b>216</b>	<b>322</b>	<b>428</b>	<b>530</b>

In 2004, the Town cited the Bank Street Project with 30 LMI units as part of its units to create in its first five year period. The Planning Board has approved this project but water supply issues are currently not resolved. These 30 units are part of the 82 cited in Table 14 under the Residential Incentive Zoning strategy; however this project will not move forward, therefore, these units are not part of future projections.

Nonetheless, there are some bright spots in housing development in Hopkinton. There are future development projects that can be foreseen as producing LMI units in the next five-year period (years 6 to 10). These include the 20 approved units associated with Cardinal Lane and a proposal to redevelop Rockville Mill with 14 units. These units are reflected in Table 14 under Years 6 to 10. A development called Brushy Brook off Dye Hill Road has also been brought to the town for consideration, consisting of 270 housing units, 68 of which are proposed to meet LMI standards.

The Town is also moving forward with the implementation of other strategies in order to meet the need for LMI units in the next five-year period. It just adopted its inclusionary zoning ordinance. It is expected that 7 to 8 LMI units per five year period could be developed from this strategy. An Affordable Housing Fund Ordinance was passed in 2010.

It is also anticipated that the zoning and policy changes associated with the Exit 1 Development Area will move forward and provide more opportunities for the creation of affordable housing in the next five-year period (years 6 to 10) and subsequent five-year periods. The proposed zoning for the area includes a Village Mixed Use Zone that encourages the development of a traditional village with small-scale retail, office space, and a range of residential housing options.

Overall, it is anticipated that the local and state economies as well as the housing market will improve in the next five years, thereby providing a boost to housing construction and improving household financial stability for families to purchase new homes or move to new rental units.

**Meeting State Goals**

All of these efforts are also in support of meeting the statewide housing need. In *Rhode Island Five Year Strategic Housing Plan: 2006-2010*, the state estimated that a total of 5,000 new affordable housing units will be needed by 2010, though resources are not available to meet that need. Therefore it is expected that this goal would be reached in 20 years, which requires each community to have at least 10 percent of their housing stock to be affordable. Hopkinton is working towards that goal and the LMI units it has produced support these efforts. Strategies

that Hopkinton has proposed are consistent with the state's plan because they allow for a higher development density in appropriate areas of town such as existing villages and growth centers, like Exit 1 and eventually Exit 2, they allow for zoning to support the development of affordable housing, and they include taking part in regional efforts to meet regional housing needs.

### ***Public Comment and Survey Findings***

The residents of Hopkinton understand the need for affordable housing in their town. The development of new housing should support a wide variety of incomes, particularly of young families and those that chose to rent rather than own their homes.

### ***Accomplishments from 2004-2009***

- Amended the Comprehensive Plan in 2004 with the adoption of the *Hopkinton Housing and Affordable Housing Strategy*
- Established the Hopkinton Affordable Housing Partnership to guide the Town's efforts in meeting the goals of the Affordable Housing Plan
- In 2007, the Town conducted the Exit 1 Development Area Study, which assessed new economic development and housing opportunities for the Town.
- Drafted an Inclusionary Housing Ordinance, which is before the Town Council.
- Drafted an Affordable Housing Fund Ordinance, which is before the Town Council.
- Added 53 affordable housing units since the adoption of the Affordable Housing Strategy
- The Residential Compound Ordinance was revised in 2008 to enable parcels that had been subject to an earlier subdivision eligible for residential compound development.
- An Accessory Family Dwelling Unit Ordinance was passed in 1999.
- In 2006, the Town adopted an ordinance that established the Town of Hopkinton Government Subsidy Program for Low and Moderate Income Housing.

## **Goals, Policies and Recommendations**

**GOAL H 1** *Hopkinton will be characterized by safe, secure, and attractive residential neighborhoods.*

**Objective H1:** Promote controlled residential growth that serves the needs of the community while preserving Hopkinton's environmental and historic assets and rural quality.

**Objective H2:** Promote the preservation and rehabilitation of historic properties and general site improvements.

**Policy H1:** Screen new large-scale development for immediate as well as indirect environmental impacts.

### **Recommendation 1:**

- Evaluate large-scale residential projects, including planned unit developments (PUDs) and mixed-use village developments, during the residential site plan review process for immediate and long-term environmental impacts using environmental performance criteria and impact statements provided by the developer for each new project.

**Responsibility:** Town Planner / Planning Board / Zoning Board

**Time Frame:** On-going

### **Recommendation 2:**

- Require developers of large-scale market level residential projects to share the costs of servicing their developments by providing all necessary infrastructure improvements, including off site drainage, septic systems and water service to place less of a burden on the property tax base.

**Responsibility:** Town Planner / Planning Board / Zoning Board

**Time Frame:** On-going

### **Recommendation 3:**

- Review existing areas of mixed use to determine their ability to absorb additional development and where possible, allow limited development of mixed-use structures.
- In areas where square foot commercial rental rates are significantly higher than residential rental rates, use the differential to off-set housing costs when both uses occupy a single structure.

**Responsibility:** Town Planner / Planning Board / Zoning Board

**Time Frame:** On-going

**Objective H3:** Consider and support the special security, affordability and accessibility needs of elderly and other special needs residents.

**Objective H4:** Preserve the integrity and character of Hopkinton's residential villages.

**Policy H2:** Promote creative land planning for new large-scale residential development.

**Recommendation 4:**

- Develop and enforce buffers and transition zones to prevent intrusion into residential neighborhoods by future new economic development.

**Responsibility:** Town Planner / Planning Board / Zoning Board / Town Council

**Time Frame:** On-going

**Recommendation 5:**

- Use land use controls, such as PUD and cluster development, to encourage creative land planning concepts that reduce development costs while preserving open space and environmentally sensitive areas not otherwise protected by local, state, and Federal law.

**Responsibility:** Town Planner / Planning Board / Zoning Board / Town Council

**Time Frame:** On-going

**Recommendation 6:**

- Expand the current modernization programs which direct Federal and state funding to interior, access, and safety improvements for residential units occupied by tenants and owners.

**Responsibility:** Tax Assessor / Building Inspector / Town Council / Affordable Housing Partnership

**Time Frame:** On-going

**GOAL H2** *Protect the elderly and other special needs residents of the town from financially forced dislocation to other communities.*

**Policy H3:** Ensure that the supply of public and subsidized housing for the elderly and other special needs groups is sufficient to meet the future demands.

**Policy H4:** Protect elderly and other special needs renters on fixed incomes from price escalations caused by regional market changes by giving them a high priority in the development of housing strategies.

**Policy H5:** Property tax exemptions to elderly homeowners are important benefits that promote personal as well as neighborhood stability.

**Recommendation 7:**

- Continue the property tax exemption for the elderly and other special needs populations of Hopkinton to prevent high property turnover and significant shifts in the occupancy of the Town's housing stock as well as to share the fiscal burden of the property tax through direct deductions to the elderly homeowner.

**Responsibility:** Tax Assessor / Town Council  
**Time Frame:** On-going

**Recommendation 8:**

- Extend eligibility for elderly and special needs property tax relief to include qualified landlords who provide rental units that are occupied by elderly and special needs tenants and that are certified as meeting the unique physical and lifestyle needs of those tenant groups.

**Responsibility:** Tax Assessor / Building Inspector / Town Council  
**Time Frame:** On-going

**Recommendation 9:**

- In conjunction with neighboring municipalities, Rhode Island Housing, the Washington County Regional Planning Council, and other regional efforts focused on community development and affordable housing issues, research and maintain current files on Federal, state and local housing subsidy programs in order to effectively refer residents and potential developers to the appropriate agencies for assistance.

**Responsibility:** Town Planner / Affordable Housing Partnership  
**Time Frame:** On-going

**Recommendation 10:**

- Enhance the Town's grant writing capabilities and housing advocacy capacity to develop and expand local housing subsidy programs for low income and elderly individuals that would support assistance to residences with retaining ownership of their property, with paying residential rents or with other forms of emergency housing assistance.

**Responsibility:** Town Planner / Town Council / Affordable Housing Partnership  
**Time Frame:** Short-term (1-2 Years) & On-going

**GOAL H3** *Maintain sufficient levels and proportions of housing stock that is affordable and accessible to all residents*

**Policy H6:** Encourage the preservation of existing housing which is affordable and the development of new low cost housing that is affordable to low and moderate income and/or first time buyers.

**Policy H7:** Encourage residential developments which can be marketed as cost effective rental projects for low and moderate-income residents.

**Policy H8:** Promote and encourage affordable housing programs initiated through the private sector.

**Policy H9:** Expand and target public funding to increase the availability of affordable housing.

**Policy H10:** Promote affordability through diversification of the tax base.

**Recommendation 11:**

- Consider residential incentive zone overlays or adopt a policy of Conditional Zoning to allow larger mixed-use development projects in targeted areas of Town.

**Responsibility:** Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership

**Time Frame:** Short-term (1-2 years)

**Recommendation 12:**

- Provide municipal subsidies, such as density bonuses or waiver of fees, in the subdivision regulations in exchange for a developer's commitment to set aside a proportion of the proposed development as affordable units for a period of at least 99 years.

**Responsibility:** Town Planner / Building Inspector / Planning Board / Zoning Board

**Time Frame:** Short-term (1-2 Years)

**Recommendation 13:**

- Use local discretionary funds, such as CDBG funds or other public monies, for affordable housing programs including rental deposit/rehabilitation funds, financial assistance to first-time home buyers, housing rehabilitation programs and a funding pool for land acquisition for the purpose of residential land banking.

**Responsibility:** Town Planner / Town Council / Affordable Housing Partnership

**Time Frame:** Long-term (5+ Years)

**Recommendation 14:**

- Encourage the establishment of local bank branches and their participation in affordable housing programs within the community, such as community land trusts, favorable terms for affordable housing projects and contributions to the organizational and operational costs of private nonprofit housing activities.

**Responsibility:** Town Council / Affordable Housing Partnership

**Time Frame:** On-going

**Recommendation 15:**

- Contract with a private non-profit housing organization to provide local housing referral, assistance and coordination to meet the demands on the Town to coordinate, manage and control local housing programs.

**Responsibility:** Town Council / Affordable Housing Partnership

**Time Frame:** Short-term (1-2 Years)

**Recommendation 16:**

- Through local and regional resources, employ community land trust and land bank models for the acquisition, assemblage and development of land for affordable housing and to otherwise ensure the long-term preservation of affordable housing. Target development by issuing developer's Requests for Proposals (RFPs) that *specify parameters including maximum density, design requirements and affordability mix.*

**Responsibility:** Town Council / Planning Board / Affordable Housing Partnership

**Time Frame:** Long-term (5+ Years)

**Recommendation 17:**

- Create zoning and policy incentives that will increase the supply of housing for rental occupancy, especially low and moderate income rental units.

**Responsibility:** Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership

**Time Frame:** Mid-term (3-4 Years)

**Recommendation 18:**

- Develop a Linkage Ordinance that ties commercial development to affordable housing development and recognizes the impacts of large-scale projects on the community.

**Responsibility:** Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership

**Time Frame:** Short-term (1-2 years)

**Recommendation 19:**

- Consider Historic Restoration Strategy for village infill and supporting multi-family housing projects that could utilize existing mill buildings that are or may become vacant.

**Responsibility:** Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership

**Time Frame:** Short-term (1-2 years)

**Recommendation 20:**

- Analyze new uses for town surplus buildings, including as affordable housing uses and develop template Request for Proposal documents that enable quick response by developers for buildings which may have low or moderate income potential, depending on the need as they become available.

**Responsibility:** Town Planner / Planning Board / Zoning Board / Town Council /  
Affordable Housing Partnership / Public Works  
**Time Frame:** Mid-term (3-4 years)

**Recommendation 21:**

- Participate in regional strategies that support the development and retention of affordable housing.

**Responsibility:** Town Planner / Planning Board / Zoning Board / Town Council /  
Affordable Housing Partnership  
**Time Frame:** Mid-term (3-4 years)

## Land Use

### **Introduction**

The Land Use Element of the Comprehensive Plan helps guide the town to its desired vision of growth and development. In Hopkinton, residents value its rural character. Protecting open spaces and conserving natural landscapes help to maintain that quality. But future growth is important and should be guided to protect and enhance the natural and built environments of town.

### **State Guide Plans**

Since the 2004 Plan, the state has updated its Land Use Guide Plan. *Land Use 2025* establishes the State's vision of future development in the state and offers municipalities guidance in reaching these regional goals. *Land Use 2025* focuses on preserving the rural areas of the state by directing development in areas already serviced by infrastructure and utilities. An Urban Services Boundary (USB) was delineated "to denote a significant demarcation in urban pattern – the future boundary of areas that should be more urban in character versus those that should retain a more rural character." The USB is considered a general boundary of areas where public services support urban development or will through 2025. These services include public water and sewer as well as public transit. Areas within the USB are called Growth Areas, defined as developed areas where maintenance, infill and reuse can accommodate future growth as well as undeveloped areas that are suitable for new development. Growth Centers outside the USB have also been identified as potential areas for future growth, which have either been proposed by *Land Use 2025* or identified by local communities. The State encourages communities to identify growth centers that meet the overall goals of *Land Use 2025* and objectives of communities.

The 2010 Update supports and meets the goals of *Land Use 2025*. In Hopkinton, the USB is found around the villages of Hope Valley and Wyoming as well as in the southwest portion of town across the Pawcatuck River from Potter Hill in Westerly. These areas are historic mill and industry centers and are at a higher density than the rest of town. The State Guide Plan has deemed the village of Hope Valley to be within the Urban Development category of an USB. Further, the State Guide Plan recommends that undeveloped areas within the Urban Development category of an USB having site and/or resource constraints, or limited services are more appropriately developed at an average density of under one dwelling unit per acre. Most of the village has already been developed under R-1 zoning which originally called for 20,000 square foot minimum lot sizes (2.2 units per acre).

The Town has several concerns with increasing development within Hope Valley and Wyoming due to poor soils, high water table and sewage issues due to failing septic systems (See Public Services and Facilities Element). Public sewers are not presently available and likely will not be available prior to 2025. Additionally, water service to Hope Valley from the Town of Richmond is limited to Spring Street and there are no plans to expand this service. Due to the lack of adequate infrastructure and significant resource constraints, Hope Valley is presently built beyond carrying capacity. Therefore, any future development within these and the other villages

of Hopkinton should be within the capacity of environmental constraints associated with soils, floodplain and wastewater management.

The Exit 1 Development Area Study was an effort by the Town to meet the challenges of preserving its rural character while continuing to manage new growth. Findings showed that access from I-95 provided opportunities for new development and existing businesses can become the anchor. As discussed in the Economic Development Element, new manufacturing and office businesses have established in the vicinity of Exit 1 and the town sees ample opportunity to build on them. The Study offers new zoning and development guidelines that will create a mixed-use village center at the exit that includes affordable housing, recreational activities and a variety of mobility options. Moreover, the town of Hopkinton has committed to an Affordable Housing Plan strategy designed to achieve affordable housing units at Exit 1. In furtherance of this objective, the town will develop a Mixed-Use Village ordinance. Proposed zoning encourages density of development in areas where sewer and water service exist or are proposed while protecting open space. In the mixed-use village center, strategies reflect planning practices of New Urbanism and Traditional Neighborhood Development to avoid strip commercial development and large-lot single family subdivisions. There is an emphasis on walkable communities with smaller lots.

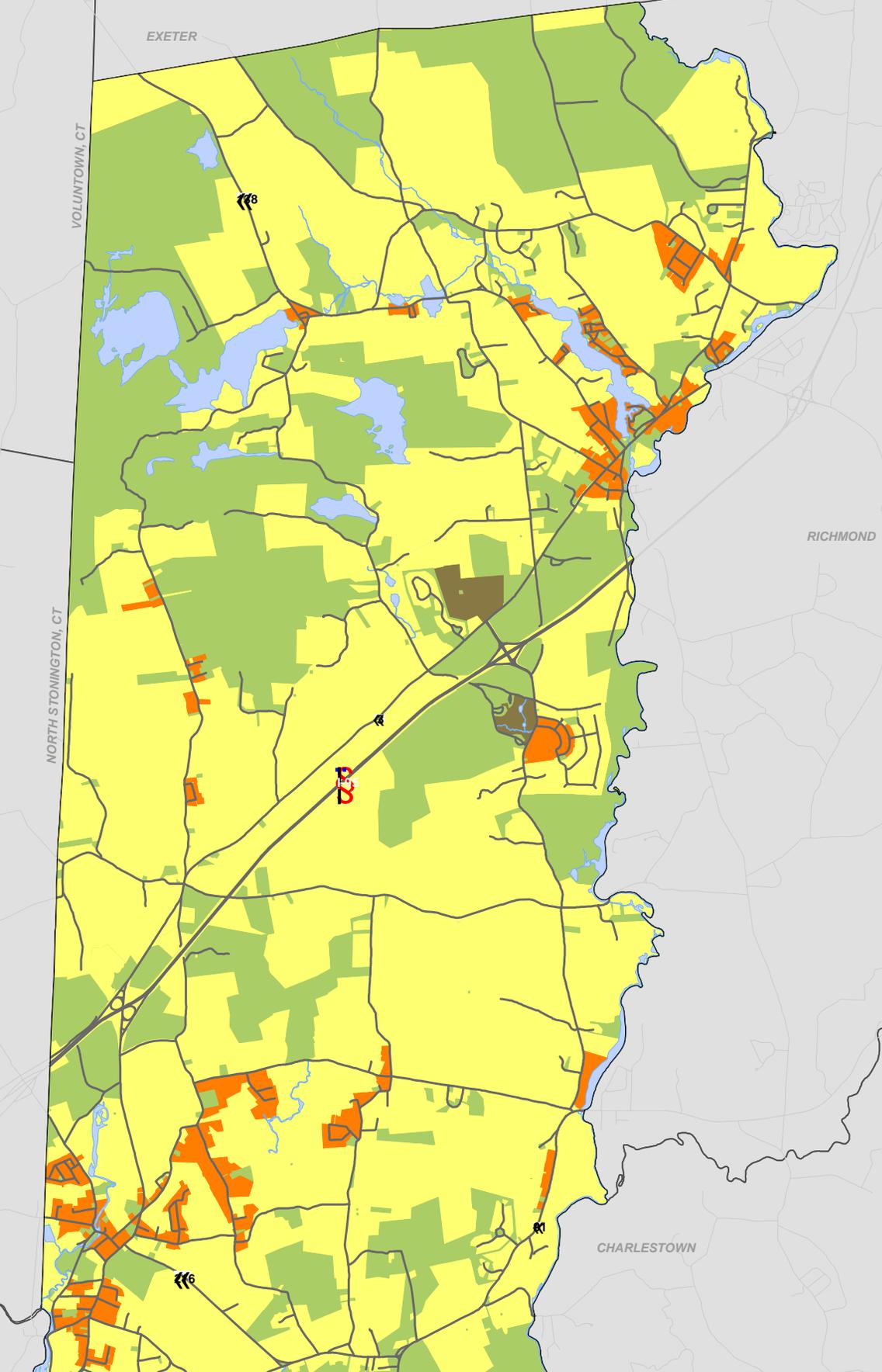
As the next step, the Town would like to adopt the study and incorporate its land use plan and development guidelines into local policy for implementation. Furthermore, the Town would like to undertake a similar effort at Exit 2 and assess the potential for this area to accommodate new growth and how to manage it.

After completing the Exit 1 Development Area Study, the Town would like to consider designating the Exit 1 Development Area as a Growth Center. The Development Area is seen as an alternative to areas within the USB. According to the study, lands abutting Exit 1 are able to accommodate development because of better soils, lower water table and anticipated future development opportunities. Working with developers, water and wastewater systems can be planned for future growth. It will be the responsibility of the private developer to develop a water source for potable and fire usage and OWTS on their property to meet the demands of their project.

### ***Preserving Rural Character and Villages***

Hopkinton is a rural community of forests, farms and fields. As shown in Table 15, approximately three quarters of the land in Hopkinton is forested, followed by residential uses and agricultural, both idle and active. These are important attributes of the town character in need of preserving. Map 9 shows existing residential density.

# MAP 9 RESIDENTIAL DENSITY HOPKINTON, RHODE ISLAND



**Legend**

- Non Residential Use

Table 15. Summary of land use classifications available from RIGIS (2004)

LAND USE	AREA IN ACRES	PERCENTAGE OF TOWN AREA
Forested areas	22,190.16	78.5%
Residential	2,267.46	8.0%
Agricultural (idle and active)	1,590.50	5.6%
Surface water	939.46	3.3%
Developed recreation	236.52	0.8%
Infrastructure (utilities, roads)	198.50	0.7%
Wetlands	197.11	0.7%
Mines, quarries and gravel pits	174.88	0.6%
Brushland (shrub and brush areas, reforestation)	107.00	0.4%
Industrial	80.32	0.3%
Vacant/urban open areas	77.11	0.3%
Commercial	55.49	0.2%
Institutional	46.87	0.2%
Waste disposal (landfills, junkyards, etc.)	60.71	0.2%
Cemeteries	28.57	0.1%
TOTALS	28,250.17	100.0%

Focusing future development at Exits 1 and 2 is only one way the Town is working to protect its rural character. It must also consider how the remaining residential areas of Town will be developed. Currently, most of the areas outside of the village centers are zoned two acres and conventional subdivisions are allowed, which contribute to sprawling development that does not permanently protect natural resources or open spaces. The Town encourages developers to take advantage of its Cluster Subdivision Ordinance, but it is not a requirement and does not have significant language to create useable and meaningful open space. To be more consistent with *Land Use 2025*, the Town should evaluate the effectiveness of this type of zoning in protecting its rural character. The Town should research additional strategies it can use that will support the protection of important landscapes, like farmland, and natural resources, such as wetlands and forested areas, including development of a TDR program, as discussed under the Natural and Cultural Resources Element, and revising the existing Cluster Subdivision Ordinance to require open space that is contiguous and usable, among other similar techniques. These types of strategies will reduce the impact of development on important natural resources and landscapes and maintain the rural character residents value.

To maintain their character, infill development that does occur within the existing villages should be consistent and compatible with the natural and built environment, particularly with respect to available infrastructure as discussed above. When infill does occur, new structures should be within the same context as historic buildings or complimentary. Form-based codes have been used in other communities to ensure that design and scale of future development does not detract from an area's character. Within the village setting, this is a useful zoning tool the Town of Hopkinton can implement. These codes place an emphasis on building type, dimensions, parking location and façade features and less emphasis on allowable uses. They also provide

more direction on streetscape appearance and the public realm. The result is a mix of uses and housing types. In the existing villages, this technique will allow the Town to build on their historic character.

In protecting natural resources from future development, the Town would like to adopt a stormwater ordinance that addresses development town-wide. Where appropriate, the ordinance should encourage developers to use innovative stormwater management practices that reduce impacts to groundwater and surface water resources, such as low impact development (LID) approaches. LID strategies use landscaping techniques to manage, filter, store, evaporate and retain runoff. They are more cost effective than traditional stormwater management systems because they utilize less infrastructure construction and can be used in both rural and urban settings.

### ***Public Comment and Survey Findings***

The public participation process showed that residents feel strongly about maintaining the rural character of Hopkinton. They clearly articulated this is the main reason why they chose to live in town and it is what draws visitors to its natural areas for recreation, such as camping, fishing and hiking to name a few. As such, the Town should continue to take steps to protect the watersheds and rivers. Residents felt that new development should be focused on I-95 Exits 1 and 2 as well as in the villages of Hope Valley and Ashaway as long as it is within the capacity of the natural environment. Because public utilities may not be available now, new infrastructure should be planned in a way that is economically viable for the town, leveraging developers as a way to install water supplies, for example. New development and redevelopment should adhere to design standards that maintain the small town, rural character of Hopkinton. New economic development efforts in these target areas should be environmentally clean industries and businesses with wages that can give employees the opportunity to live in town. The survey found that residents want commercial activities that support small businesses. Residents also support mixed use development at the highway exits and villages as long as it is consistent with the surrounding character.

### ***Accomplishments from 2004-2009***

- Exit 1 Development Area Study, completed in 2008, developed a plan for future growth in the study area. It includes affordable housing, high technology districts, recreational uses and a variety of transportation options in a mixed-use setting.
- Development Design Review Standards were adopted on June 2, 2004 and incorporated into the Land Development and Subdivision Regulations as a proactive approach to achieving developments with better design in character with the Town.
- A Groundwater and Wellhead Protection Ordinance was adopted in 2004.
- Revisions to the Residential Compound Ordinance now allow lands that were subject to a prior subdivision to be eligible for a residential compound development.
- The Town adopted the Farm Viability Ordinance sponsored by the Hopkinton Conservation Commission to allow farmers to supplement their farming activities with income from related sources, such as farm stands.
- An Adult Entertainment Ordinance was adopted in October of 2005, which prohibits adult entertainment uses in all zoning districts except industrial zones and only under a special use permit.

- The Hopkinton Land Trust was formed and worked to protect an estimated 875 acres through property acquisition and conservation easements, in some cases working with the State and non-governmental organizations.

### ***Future Land Use Categories***

The following land use categories are assigned to the Future Land Use Map (Map 10).

#### **1. Proposed Areas for Development**

The Future Land Use Plan for the Town of Hopkinton is depicted on the Future Land Use Map. It takes into consideration all the goals and policies from the entire Comprehensive Plan, and specifically, those from the Land Use Element.

The residential uses reflect predominant existing lot size and character of the substantially built out and established areas of town, primarily in the village areas of Hope Valley and Ashaway. The boundaries of these two village areas are drawn on the Future Land Use Plan.

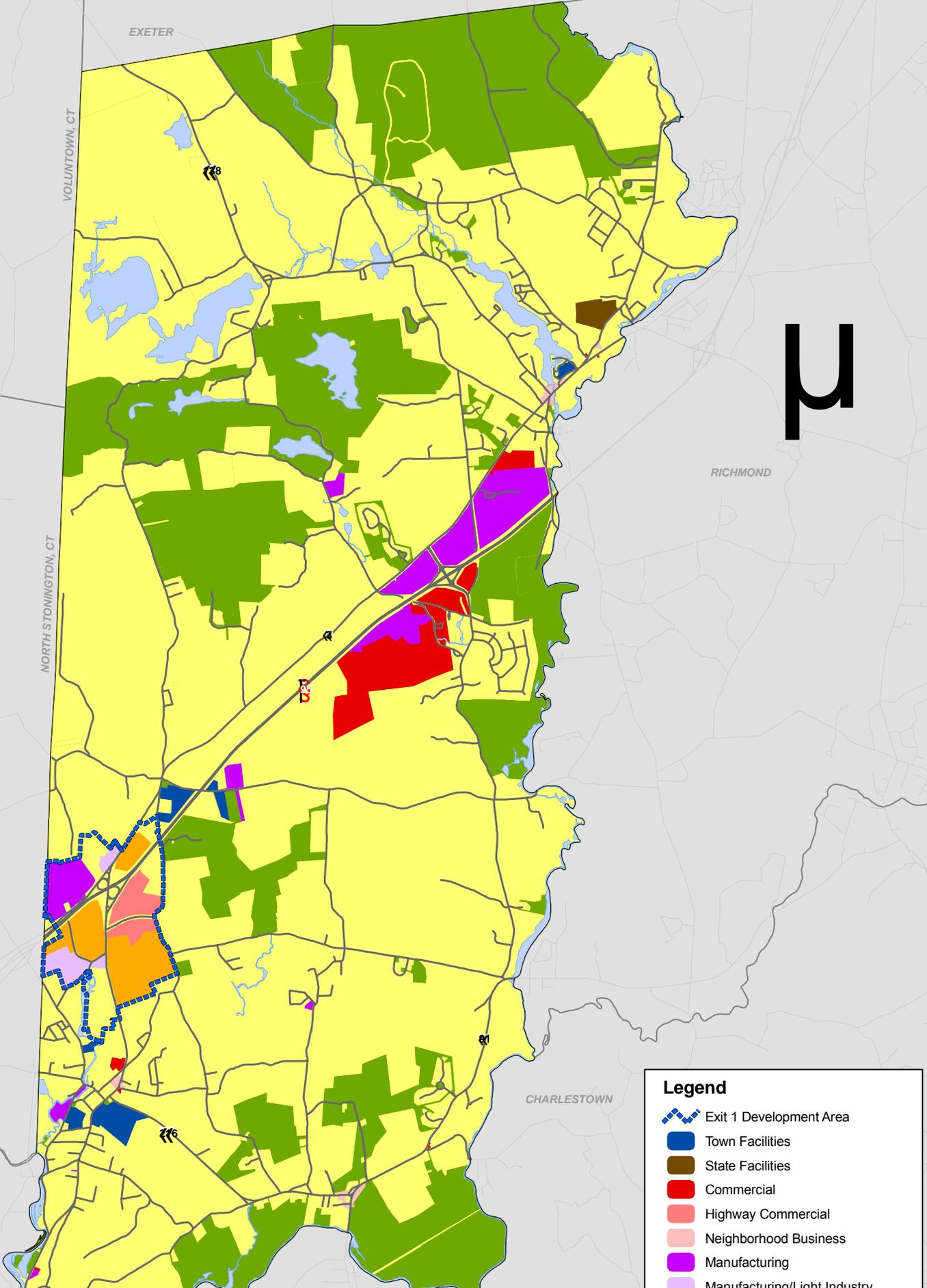
As a means to promote affordable housing, this plan encourages opportunities for small, infill developments, and the site design flexibility and development cost savings of cluster subdivision and residential compounds. The Exit 1 Development Area offers an opportunity to include affordable housing as part of mixed-use development.

In the undeveloped areas of Town, outside of the villages, the town will encourage the use of its Cluster Subdivision Ordinance to deter property owners from creating conventional subdivision lots that promote sprawl-like development and reduce the amount of protected natural areas and open spaces. The creation of meaningful and useable open spaces that link to existing conservation easements and public spaces should be a priority.

With regard to commercial uses, this plan directs future commercial growth to two areas surrounding the interchanges to Interstate 95, Exit 1 and Exit 2; particularly commercial growth in the form of office park development, or similar low-impact, large-scale development. The wastewater and stormwater management standards of the State and Town must be achieved by any new development proposed within these commercial zones. Performance standards to address potential significant negative impacts of the types of development to be allowed in these areas of Town will be included in any zoning amendments for these areas. Potable water and wastewater treatment will be privately developed and maintained systems and must accommodate more than one parcel, meeting the demands of the designated areas.

The Exit 1 Development Area Study proposes new land uses in this area. The Exit 1 Development Area extends from a point south of the Town House near Hopkinton City along Route 3, south to a point north of the intersection with Maxson Hill Road near Ashaway Village. Four zones are designated to encourage development of the district as an employment (growth) center with supportive mixed uses: technology campus zone, village mixed use zone, office mixed use zone and residential/conservation zone. The Town is currently reviewing the proposed Exit 1 Development Area Development Guidelines and proposed modifications to the subdivision and land development regulations and zoning ordinance.

# MAP 10 FUTURE LAND USE HOPKINTON, RHODE ISLAND



With respect to industrial land uses, this plan calls for continuation of the Town's current single manufacturing classification, and to address site specific concerns through, special use permit designation, strict site plan review, and the development of appropriate industrial performance standards. As with the commercial districts, the performance standards for the manufacturing zones will address potential significant negative impacts for the types of development to be allowed in those areas of Town.

Among other things, consideration will be paid to environmental constraints, proximity to circulation corridors, utilities and other infrastructure. Environmental constraints for development of industrial facilities include, in particular, lack of public water and wastewater systems in most areas of the Town. Individual proposed developments must achieve Town and State approval for their project's systems.

Small-scale, low impact industrial uses could be allowed in mixed-use areas such as the villages. More intense and larger-scale industrial uses would be permitted in the areas at or near I-95 Exits 1 and 2 or other large sites with good road access.

This Plan does not designate additional areas in town to be created for Neighborhood Business uses. Rather, this plan recommends that the zoning be amended to recognize existing neighborhood businesses and allow them as conforming uses, in the village areas only. Further, it is recommended that new neighborhood business uses be consistent with the surrounding lot sizes, building scale, and other dimensional characteristics of the village in which the neighborhood business is proposed. The permitted neighborhood business uses and the dimensional requirements will be set forth in the revised Zoning Ordinance. All wastewater and stormwater management systems for proposed neighborhood business sites must be meet Town and State requirements.

A Professional Overlay Zone will be created to accommodate professional (or business) uses whose scale and intensity are greater than what the current zoning allows as a home occupation. These professional uses would be permitted outside of the Town's commercial zones, but only within the areas defined as the Professional Overlay Zone. These permitted professional uses would be allowed as special permit uses and, therefore, approved by the Zoning Board based on a set of review criteria that will be contained in the revised Zoning Ordinance.

## **2. Proposed Areas for Conservation**

The Future Land Use Map identifies, in the category Open Space and Conservation, those parcels in Hopkinton that are considered Key Acquisition Parcels for conservation purposes. The Hopkinton Conservation Commission has evaluated these areas and identified them as the most valuable natural areas to preserve. The Commission recommends a variety of methods for acquisition to insure permanent conservation of these undeveloped areas.

## **3. Description, Optimum Intention, and Standards for Future Land Use Classifications**

### **a. Future Open Space and Conservation:**

This classification identifies areas of town that this plan recommends for permanent open space, recreation, and conservation. Included are areas important as open space, passive and active

recreation activities, properties adjacent to large dedicated open spaces, and areas for the conservation of important natural or cultural resources.

**b. State/Town Facilities:**

This classification identifies publicly owned land within the town. This includes land for the present and future municipal operations such as the Town Hall, Public Works, schools and Town developed recreation areas. This classification also includes the Rhode Island Department of Transportation storage area in Hope Valley.

**c. Non-Governmental Conservation/Recreation:**

This classification identifies existing conservation areas that are owned by private, not-for-profit entities. Many of these areas are accessible to the public for specified purposes.

**d. Manufacturing/Industry:**

This classification identifies land in Hopkinton planned for manufacturing use. Small-scale or generally non-intrusive industrial applications, including industries that demonstrate a minimal impact on the environment, and do not require extensive land area for one operation may be located in several areas of town, including the villages, subject to performance standards to be developed and included in the zoning regulations.

**e. Manufacturing/Light Industry:**

This classification identifies land for industrial businesses that engage in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

**f. Commercial:**

This classification identifies areas for commercial and office development, including retail stores, restaurants, small businesses, and offices for health and legal professionals. Office development or complexes are permitted but will be subject to detailed site plan review and performance standards.

**g. Neighborhood Business:**

This classification identifies areas that have existing neighborhood businesses and encourages small-scale businesses appropriate for a village setting.

**h. Residential:**

This classification identifies the land designated for residential uses. Throughout most of the town there is a uniform minimum lot size of 80,000 square feet. This style of zoning allows for sprawling land development and may detract from the town's goal of preserving rural character and open space. The town prefers development that clusters uses on land within its environmental capacity while conserving undivided natural resources and creating a permanent network of useable and meaningful open spaces throughout the community. Size and location of open space created by this type of development should build upon the town's existing network by linking other open space parcels wherever possible.

The areas identified as villages contain historic structures and mixed commercial and residential uses on small lots. Design, density and form of development or redevelopment should be consistent and compatible with the surrounding natural and built environments, particularly with respect to available infrastructure.

**i. Highway Commercial**

This classification identified areas that are suitable for large-scale commercial uses whose building design and site layout are compatible with the rural character and ambiance of the Town. Large-scale retail and office establishments are permitted and shall be subject to detailed site review at the sole discretion of the Hopkinton Planning Board to ensure that design parameters, including, but not limited to, site design, parking, building design, and landscaping are compatible with the rural heritage of the Town and protective of the environment.

**j. Mixed-Use Village**

This classification identified areas for commercial, office, retail and mix-use residential structures situated within a small scale village context. Large-scale office developments, such as office parks, are permitted but will be subject to detailed site plan review.

Future development in Hopkinton shall be guided by appropriate performance standards and development criteria for each land use category to be incorporated into the zoning and other town development regulations.

In Mixed Use Village classification, it will be the responsibility of the private developer to develop a water source for potable and fire usage and OWTS to meet the demands of their project and service more than one parcel, particularly at Exit 1. They must be able to demonstrate to the Town they meet the requirements of the Rhode Island Health Department and Department of Environmental Management.

**k. Technology Campus**

This classification identifies areas for neighborhood-friendly high-technology industrial development that is ecologically compatible with the nearby Ashaway-Pawcatuck River groundwater reservoir and its recharge area.

**4. Consistency with Current Zoning Ordinance and Map & Subdivision Regulations**

There are no inconsistencies between the existing zoning districts and the Future Land Use Plan, and as such, there is no need to provide an analysis of inconsistencies in the comprehensive plan. However, to the extent any inconsistencies arise between existing zoning districts and the Future Land Use Plan after adoption of an amended comprehensive plan, those inconsistencies will be resolved when the town conforms its existing zoning ordinance and map with the amended comprehensive plan within eighteen (18) months of the plan adoption and approval by the Director of Administration, as required by State Law.

In summary, this plan identifies several land use and zoning issues that deserve special study prior to implementation. The studies are the initial step and should lead to appropriate amendments to the Town's zoning regulations and other planning documents. These major land

use and zoning issues are:

1. Manufacturing zones, their location, permitted uses and development of performance standards
2. Village districts as mixed-use special districts, with zoning consistent with actual uses and physical characteristics of the existing historic development
3. Commercial zones, their location and permitted uses and recognition of existing neighborhood businesses within the villages
4. Residential zones, creation of zoning with appropriate dimensional requirements within the villages and substantially built areas of Town. Consideration of both single and multi-family housing

### **Goals, Policies and Recommendations**

**GOAL LU 1** *To protect the quality of life and rural character of Hopkinton.*

**Policy LU 1:** Support the Goals and Policies of the other related elements of the Hopkinton Comprehensive Plan

**Policy LU 2:** Work with the Wood-Pawcatuck River Association and other groups in their efforts to preserve river corridors and develop opportunities for use of the rivers.

**Policy LU 3:** Development will occur at locations and densities based on the environmental constraints of the land and consistent with the Future Land Use Map.

**Policy LU 4:** Require developers to show the environmental “soundness” of projects.

**Recommendation 1:**

- Prepare a set of project review criteria applying to development zones for submission to the Town Council

**Responsibility:** Planning Board

**Time Frame:** Mid-Term (3-4 Years) & On-going

**Recommendation 2:**

- Encourage the utilization of criteria planning techniques such as Cluster Residential Developments and PUDs

**Responsibility:** Planning Board

**Time Frame:** On-going

**Recommendation 3:**

- Consider residential zoning districts that reflect the actual predominant lot size and physical character of the substantially built-out areas of town.

**Responsibility:** Planning Board / Town Council

**Time Frame:** Short-term (1-2 Years) and On-going

**Recommendation 4:**

- Research zoning revisions and policy strategies to meet the goals and objectives of the Comprehensive Plan pertaining to the conservation of natural resources and preservation of rural character, including revisions to Cluster Subdivision Ordinance, development of a TDR program and other similar strategies.

**Responsibility:** Planning Board, Land Trust, Town Council

**Time Frame:** Short-term (1-2 Years) and On-going

**Objective LU 1:** Restrict potential polluting land uses from areas over ground water aquifers and ground water recharge areas.

**Recommendation 5:**

- Adopt a stormwater management ordinance that includes Low Impact Development (LID) strategies.

**Responsibility:** Town Council

**Time Frame:** Long-term (5+ Years)

**Objective LU 2:** Preserve undeveloped areas within river corridors, along streams, around ponds and other natural features.

**Recommendation 6:**

- Partner with the Wood-Pawcatuck River Association and other groups in public educational efforts, prioritizing areas for river use and developing joint proposals/grant applications for the preservation and utilization of river corridors.

**Responsibility:** Conservation Commission

**Time Frame:** On-going

**Objective LU 3:** Ensure that contiguous land uses of the town are compatible within its borders and with adjacent communities.

**Recommendation 7:**

- Coordinate future land use decisions with the neighboring State of Connecticut, Voluntown, North Stonington, and adjacent Rhode Island towns

**Responsibility:** Town Planner

**Time Frame:** On-going

**Recommendation 8:**

- Form an informal regional panel to review the implementation of the adopted comprehensive plans.

**Responsibility:** Town Planner

**Time Frame:** (3-4 Years) & On-going

**Objective LU 4:** Support the exploration of sharing common service facilities with adjacent communities.

**Recommendation 9:**

- Work through the Washington County Regional Planning Council and with other towns directly toward sharing common service facilities.

**Responsibility:** Town Manager / Town Council

**Time Frame:** On-going

**GOAL LU 2** *To preserve the historic character of the smaller villages and surrounding undeveloped areas.*

**Policy LU 5:** Encourage development of residential uses, small business and public facilities in keeping with the predominate scale of a particular village area.

**Recommendation 10:**

- Encourage the implementation of the existing Wastewater Management District and its possible expansion into other areas of town and examine the feasibility of a central collection and treatment sewage disposal system for the village areas in order to minimize adverse impact on ground and surface water.

**Responsibility:** Town Council

**Time Frame:** Mid-term (3-4 Years)

**Recommendation 11:**

- Explore the development of private water systems and companies to provide quality drinking water to the village areas in order to avoid conflict with the operation of private On-site Wastewater Treatment Systems.

**Responsibility:** Wastewater Management District Commission

**Time Frame:** On-going

**Recommendation 12:**

- Develop a Business / Professional overlay zone for the village areas.

**Responsibility:** Town Planner / Town Council

**Time Frame:** Long-term (5+ Years)

**Recommendation 13:**

- Support the expansion of the Historic District Ordinance.

**Responsibility:** Historic District Commission / Town Council

**Time Frame:** Short-term (1-2 Years)

**GOAL LU 3** *To acquire open space adjacent to existing large open space parcels.*

**Policy LU 6:** Support the mission of the Hopkinton Land Trust and utilization of its Open Space Project Ranking Point System as outlined in the Recreation, Conservation and Open Space Element.

**Policy LU 7:** Support the acquisition of open spaces that will, when linked with existing dedicated open spaces, create an open space network throughout the Town of Hopkinton

**Recommendation 14:**

- Utilize alternative development practices that require dedication of open space.

**Responsibility:** Planning Board

**Time Frame:** On-going

**Recommendation 15:**

- Partner with outside organizations that specialize in open space acquisition, such as The Nature Conservancy and the Audubon Society, to pool and maximize our limited resources for preservation efforts.

*Collaborate in preparing grant applications*

*Consider joint purchases*

**Responsibility:** Hopkinton Land Trust

**Time Frame:** On-going

**GOAL LU 4** *To preserve existing working farms, wildlife and wildlife habitat.*

**Policy LU 8:** Support the efforts of the Hopkinton Land Trust

**Recommendation 16:**

- Consider adoption of Agricultural Zoning and a Land Clearing/Earth Excavation Ordinance.

**Responsibility:** Town Council / Planning Board / Conservation Commission

**Time Frame:** Mid-term (3-4 Years)

**Recommendation 17:**

- Use creative Planning and Zoning Techniques such as the purchase or transfer of development rights associated with working farms (See Natural and Cultural Resources Element).

**Responsibility:** Town Council / Planning Board

**Time Frame:** Short-term (1-2 Years) & On-going

## Implementation Schedule

The following is a schedule for implementation of the Hopkinton Comprehensive Plan. It identifies the Recommendation Item of each Element, the responsible party in its implementation and the time frame it is estimated that it will be completed, either short-term (1 to 2 years), mid-term (3 to 4 years) or long-term (more than 5 years). Recommendation Items can also be on-going.

Reference	Recommendation Description	Responsibility	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
<b>Recreation, Conservation and Open Space</b>						
Recommendation 1	Investigate the possible use of land presently owned by the town for future development of ball fields and develop appropriate site.	Town Manager / Recreation Director				
Recommendation 2	Develop a plan and maintenance program for town property on the Wood River and Bridge Street to provide better access to the river for fishermen and canoeists and as a possible picnic site.	Recreation Commission				
Recommendation 3	Identify town properties that are unusable and underutilized and develop a plan for their sale with the proceeds from all sales earmarked for local recreation acquisition and development.	Town Manager				
Recommendation 4	Prepare an annual Capital Improvement Plan based on a site-specific operations and maintenance plan with tasks and schedule for all town-owned recreational facilities.	Recreation Director				
Recommendation 5	Revise the town's subdivision regulations for conventional developments so as to encourage the dedication of public recreation land.	Planning Board				
Recommendation 6	Work to continue and expand on the regional Chariho programs approach for league play and coordinate efforts for large or unusual facilities which would serve several communities (i.e. skating rink, swimming pool, bike path).	Recreation Director				
Recommendation 7	Coordinate regional summer learn-to-swim programs with adjacent towns and RIDEEM.	Recreation Director				
Recommendation 8	Develop a plan to establish and maintain a network of biking and hiking trails throughout town and connected with adjacent communities.	Recreation Commission				
Recommendation 9	Assess the proposed planned development of the Ashville Pond site.	Town Manager				
Recommendation 10	Through the Recreation Commission, ensure that Hopkinton's special needs populations have sufficient access to recreational facilities and programs.	Recreation Commission				

Reference	Recommendation Description	Responsibility	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 11	Control potentially polluting land uses through local regulations.	Town Council / Planning Board				
Recommendation 12	Reactivate the Wastewater Management District and establish policies and procedures to fund septic system replacement and oversight.	Town Council				
Recommendation 13	Establish development standards within the zoning and subdivision regulations as appropriate to preserve the existing character of the villages and rural areas in town, taking into consideration such factors as lot sizes, dimensional requirements, public amenities, relationships to surrounding properties, better consideration of topography and soil types, etc.	Town Council / Planning Board				
Recommendation 14	Continue to move forward in adopting the Exit 1 Development Area Study and begin the process of establishing Exit 1 as a Growth Center.	Town Council / Planning Board				
Recommendation 15	Develop a greenway network plan with implementation strategy.	Conservation Commission / Planning Board				
<b>Natural and Cultural Resources</b>						
Recommendation 1	Develop Management Plans for important resources and conservation areas.	Conservation Commission				
Recommendation 2	Prepare amendments to local ordinances that will enhance the protection of valuable wetland systems.	Conservation Commission / Town Council				
Recommendation 3	Employ multiple strategies to acquire and/or protect important forest resources.	Town Planner				
Recommendation 4	Utilize state inventory mapping to identify important parcels of land where valuable wildlife habitat remains and where rare and endangered species exist.	Conservation Commission				
Recommendation 5	Identify programs, grants, and alternative methods of purchasing properties that contain important wildlife habitat.	Conservation Commission				
Recommendation 6	Evaluate options for preservation and protection of wildlife habitat without purchases (i.e. zoning changes).	Conservation Commission				
Recommendation 7	Review RIDEVI, DOH, and Water Resources Board regulations and policies as they apply to water resources in Hopkinton. Amend Town regulations and ordinances as needed.	Town Planner / Town Council				
Recommendation 8	Work with RIDEVI to better implement best management practices at the State's outdoor salt storage facility in Hope Valley.	Town Manager				
Recommendation 9	Update the Hopkinton Groundwater Protection Map of the Groundwater Protection Ordinance as the Town's resources are evaluated and require protection	Town Planner / Town Council				

Reference	Recommendation Description	Responsibility	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 10	Formulate and implement a Town-Wide Wastewater Management Facilities Plan	Town Planner				
Recommendation 11	Formulate and implement a Town-Wide Stormwater Management Ordinance	Town Planner / Town Council / Public Works / GIS Technician				
Recommendation 12	Formulate and implement a Town-Wide Non-Point Source Management Plan	Town Planner				
Recommendation 13	Formulate and implement a Town-Wide Soil Erosion and Sedimentation Control Ordinance, Gravel Bank Ordinance and/or Earth Removal Ordinance	Town Planner / Town Council				
Recommendation 14	Maintain an up-to-date inventory of existing agricultural operations in Hopkinton.	Economic Development Commission / Conservation Commission				
Recommendation 15	In concert with Economic Development Goals and Policies, prepare programs to assist the agricultural operations that are viable businesses.	Economic Development Commission				
Recommendation 16	Amend current ordinances to include soil erosion and sedimentation controls on development and on agricultural operations.	Town Planner / Town Council				
Recommendation 17	Develop a Transfer of Development Rights (TDR) program that prioritizes properties and identifies areas able to receive additional growth and density to preserve existing farmlands and other natural resources.	Town Planner, Land Trust				
Recommendation 18	Examine the current school curriculum and recommend areas where resources can enhance programs and be implemented.	Town Manager				
Recommendation 19	Recommend areas where a good match between program and resources would benefit the school programs.	Town Manager				
Recommendation 20	Identify key historic and archaeological places and areas.	Historic District Commission				
Recommendation 21	Incorporate the review of historic and archaeological resources in the site plan review process.	Town Planner				
Recommendation 22	Identify Traditional Cultural Places or Properties within Hopkinton and develop strategies for their protection.	Historic District Commission				
Recommendation 23	Prepare a revised listing of properties for possible designation in the National Registry.	Historic District Commission				
Recommendation 24	Identify opportunities to expand the Historic District Zoning to areas in town that require protection, including archaeological sites.	Historic District Commission				
Recommendation 25	Identify the roadways in Hopkinton that are scenic in nature and prepare a plan for their preservation.	Conservation Commission				
Recommendation 26	Prepare a maintenance and improvement program of historical cemeteries.	Historic District Commission				
Recommendation 27	Prepare a preservation plan for historical stone walls.	Historic District Commission / Town Council				

Reference	Recommendation Description	Responsibility	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 28	Develop an education plan to increase local knowledge of historic and cultural resources.	Historic District Commission				
<b>Public Services and Facilities</b>						
Recommendation 1	Evaluate local population trends to ensure that police, fire and municipal employees meet future requirements.	Town Manager				
Recommendation 2	Support creating positive incentives for encouraging volunteers for the Fire and Ambulance Service to meet the personnel requirements for adequate staffing. -	Town Council				
Recommendation 3	Develop additional municipal building space that is sensitive to the existing location and historical setting of the existing Town Hall and the adjacent Thayer House.	Town Manager				
Recommendation 4	Consult with town departments in planning for additional municipal office space to relieve overcrowding and address special requirements.	Town Manager				
Recommendation 5	Develop an annual Public Works Capital Improvement Plan that establishes a systematic program of public building improvements and capital equipment acquisition with the engagement of appropriate personnel to ensure that the Public Works Department is able to meet space and equipment needs.	Public Works Director				
Recommendation 6	Develop a Haz-Mat Plan as part of the town's Emergency Operations Plan to identify the issue of hazardous materials in the workplace and on the roadways.	Emergency Management Director				
Recommendation 7	Establish a senior service advocate or provider that coordinates efforts with the towns of Hopkinton, Charlestown and Richmond	Town Manager / Public Works Director / Public Welfare Director / Committee on Aging				
Recommendation 8	Partner with South County Community Action and other social service organizations for tri-community (Hopkinton, Charlestown and Richmond) efforts in order to formulate and implement the necessary social service programs in the three towns.	Town Manager				
Recommendation 9	Determine the transportation needs of the senior citizens and youth in order to assist in their participation in the recreational programs.	Recreation Director				
Recommendation 10	Develop a town-wide educational program that informs residents on the proper use and maintenance of On-site Wastewater Treatment Systems.	Wastewater Management District Commission				
Recommendation 11	Assist owners of On-site Wastewater Treatment Systems in maintaining and reconstructing these systems, including implementing innovative technologies where appropriate.	Wastewater Management District Commission				

Reference	Recommendation Description	Responsibility	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 12	Formulate and implement a town-wide Wastewater Management Facilities Plan, and Non-Point Source Management Plan (stormwater runoff), consistent with the Natural/Cultural Resources Element of this Plan.	Town Planner				
Recommendation 13	Educate the residents of Hopkinton on the importance of recycling solid waste.	Conservation Commission				
Recommendation 14	Conduct periodic assessments of needs for capital facilities related to education.	Town Council				
Recommendation 15	Provide a formal organizational structure for regional education issue resolution.	Town Council				
Recommendation 16	Maintain and improve library services in relation to population growth and service needs.	Town Council				
<b>Circulation</b>						
Recommendation 1	Work with the RI Department of Transportation (RIDOT) in improving the transportation system in Hopkinton, particularly along state roads and bridges, to ensure that improvements occur in a manner that increases traffic flow and minimizes community disruption.	Public Works Director				
Recommendation 2	Modify subdivision regulations to require connections of adjacent subdivisions wherever possible.	Planning Board				
Recommendation 3	Modify subdivision regulations and Zoning Ordinance to require off-site transportation improvements where new development places additional burden on the existing circulation system.	Planning Board / Town Council				
Recommendation 4	Continue to update program developed for the identification, prioritization and scheduling of preventative road maintenance.	Public Works Director				
Recommendation 5	Develop a system of pedestrian and bicycle trails linking major areas in conjunction with RIDEM and neighboring communities to provide recreational opportunities and a major north/south alternative transportation corridor (See Goals and Policies of Recreation, Conservation and Open Space Element).	Recreation Commission				
Recommendation 6	Identify and designate certain roads as scenic and adopt appropriate design standards for their protection (See Policies of Natural and Cultural Resources Element).	Conservation Commission				

Reference	Recommendation Description	Responsibility	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
<b>Economic Development</b>						
Recommendation 1	Evaluate parcels for new economic development opportunities.	Economic Development Commission				
Recommendation 2	Support the adoption of the Exit 1 Development Area Study by the Town Council.	Economic Development Commission				
Recommendation 3	Perform an in-depth inventory and analysis of development potential in the Exit 2 area and existing village areas including impact analysis, market analysis and related infrastructure requirements.	Economic Development Commission				
Recommendation 4	Identify the most appropriate areas in town that can support a new water supply system associated with future economic development.	Economic Development Commission				
Recommendation 5	Identify and zone new areas for manufacturing and commercial sites.	Economic Development Commission / Town Council				
Recommendation 6	Develop a plan of action and set priorities to target an industry.	Economic Development Commission / Town Council				
Recommendation 7	Direct and support the efforts of the Town's Economic Development Commission (EDC) in their role to increase economic activity.	Town Council				
Recommendation 8	Provide and support the necessary services required to entice businesses to Hopkinton.	Economic Development Commission / Town Council				
Recommendation 9	Work with existing local businesses to strengthen their position and solve problems.	Planning Board / Town Planner / Economic Development Commission / Town Council				
Recommendation 10	Work with RIDEA and the Federal Job Training and Partnership Act (JTPA) as well as RI Department of Labor and Training to train and retrain portions of the workforce.	Economic Development Commission / Town Manager				
Recommendation 11	Assist with the preparation of promotional brochures.	Economic Development Commission				
Recommendation 12	Develop signage program directing tourists to town attractions.	Economic Development Commission				
Recommendation 13	Provide necessary services such as trash and debris removal and public restrooms.	Economic Development Commission / Public Works Director				
Recommendation 14	Work with local chamber and business associations to further support their efforts.	Economic Development Commission / Town Council				
Recommendation 15	Cultivate relationship with the South County Tourism Council.	Economic Development Commission / Town Council				
Recommendation 16	In concert with Natural and Cultural Resources Goals and Policies, prepare programs to assist the agricultural operations that are viable businesses.	Economic Development Commission				
Recommendation 17	Consult with the RIDEA Division of Agriculture to promote locally produced products to increase the income of local farmers.	Economic Development Commission				

Reference	Recommendation Description	Responsibility	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 18	Collaborate with the RI Center for Agricultural Promotion and Education on agri-tourism through the Rhode Island Farm Ways Program.	Economic Development Commission				
<b>Housing</b>						
Recommendation 1	Evaluate large-scale residential projects, including PUDs and mixed-use village developments, during the residential site plan review process for immediate and long-term environmental impacts using minimum environmental performance criteria and impact statements provided by the developer for each new project.	Town Planner / Planning Board / Zoning Board				
Recommendation 2	Require developers of large-scale market level residential projects to share the costs of servicing their developments by providing all necessary infrastructure improvements, including off site drainage, septic systems and water service to place less of a burden on the property tax base.	Town Planner / Planning Board / Zoning Board				
Recommendation 3	Review existing areas of mixed use to determine their ability to absorb additional development and where possible, allow limited development of mixed-use structures.	Town Planner / Planning Board / Zoning Board				
Recommendation 4	Develop and enforce buffers and transition zones to prevent intrusion into residential neighborhoods by future new economic development.	Town Planner / Planning Board / Zoning Board / Town Council				
Recommendation 5	Use land use controls, such as PUD and cluster development, to encourage creative land planning concepts that reduce development costs while preserving open space and environmentally sensitive areas not otherwise protected by local, state, and Federal law	Town Planner / Planning Board / Zoning Board / Town Council				
Recommendation 6	Expand the current modernization programs which direct Federal and state funding to interior, access, and safety improvements for residential units occupied by tenants and owners.	Tax Assessor / Building Inspector / Town Council / Affordable Housing Partnership				
Recommendation 7	Continue the property tax exemption for the elderly and other special needs populations of Hopkinton to prevent high property turnover and significant shifts in the occupancy of the Town's housing stock as well as to share the fiscal burden of the property tax through direct deductions to the elderly homeowner.	Tax Assessor / Town Council				
Recommendation 8	Extend eligibility for elderly and special needs property tax relief to include qualified landlords who provide rental units that are occupied by elderly and special needs tenants and that are certified as meeting the unique physical and lifestyle needs of those tenant groups.	Tax Assessor / Building Inspector / Town Council				

Reference	Recommendation Description	Responsibility	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 9	In conjunction with an independent housing coordinator, research and maintain current files on Federal, state and local housing subsidy programs in order to effectively refer residents and potential developers to the appropriate agencies for assistance.	Town Planner / Affordable Housing Partnership				
Recommendation 10	Enhance the Town's grant writing capabilities to develop and expand local housing subsidy programs for low income and elderly individuals that would support assistance to residences with retaining ownership of their property or with paying residential rents.	Town Planner / Town Council / Affordable Housing Partnership				
Recommendation 11	Consider residential incentive zone overlays or adopt a policy of Conditional Zoning to allow larger mixed-use development projects in targeted areas of Town.	Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership				
Recommendation 12	Provide municipal subsidies, such as density bonuses or waiver of fees, in the subdivision regulations in exchange for a developer's commitment to set aside a proportion of the proposed development as affordable units for a period of at least 99 years.	Town Planner / Building Inspector / Planning Board / Zoning Board				
Recommendation 13	Use local discretionary funds, such as CDBG funds, for affordable housing programs including rental deposit funds, financial assistance to first-time home buyers, housing rehabilitation programs and a funding pool for land acquisition for the purpose of residential land banking.	Town Planner / Town Council / Affordable Housing Partnership				
Recommendation 14	Encourage local banks to participate in affordable housing programs within the community, such as community land trusts, favorable terms for affordable housing projects and contributions to the organizational and operational costs of private nonprofit housing activities.	Town Council / Affordable Housing Partnership				
Recommendation 15	Contract with a private non-profit housing organization to provide local housing referral, assistance and coordination to meet the demands on the Town to coordinate, manage and control local housing programs.	Town Council / Affordable Housing Partnership				
Recommendation 16	Through local and regional resources, employ a community land trust model for the acquisition, assemblage and development of land for affordable housing and to otherwise ensure the long-term preservation of affordable housing.	Town Council / Planning Board / Affordable Housing Partnership				
Recommendation 17	Create zoning and policy incentives that will increase the supply of housing for rental occupancy, especially low and moderate income rental units.	Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership				

Reference	Recommendation Description	Responsibility	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 18	Develop a Linkage Ordinance that ties commercial development to affordable housing development and recognizes the impacts of large-scale projects on the community.	Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership				
Recommendation 19	Consider Historic Restoration Strategy for village infill and supporting multi-family housing projects that could utilize existing mill buildings that are or may become vacant.	Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership				
Recommendation 20	Analyze new uses for town surplus buildings, including as affordable housing uses and develop template Request for Proposal documents that enable quick response by developers for buildings that may have low or moderate income potential, depending on the need, as they become available	Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership / Public Works				
Recommendation 21	Participate in regional strategies that support the development and retention of affordable housing.	Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership				
<b>Land Use</b>						
Recommendation 1	Prepare a set of project review criteria applying to development zones for submission to the Town Council.	Planning Board				
Recommendation 2	Encourage the utilization of criteria planning techniques such as Cluster Residential Developments and PUDs.	Planning Board				
Recommendation 3	Consider residential zoning districts that reflect the actual predominant lot size and physical character of the substantially built-out areas of town.	Planning Board				
Recommendation 4	Research zoning revisions and policy strategies to meet the goals and objectives of the comprehensive plan pertaining to the conservation of natural resources and preservation of rural character, including revisions to the Cluster Subdivision Ordinance, development of a TDR program, and other similar strategies	Planning Board / Land Trust / Town Council				
Recommendation 5	Adopt a stormwater management ordinance that includes Low Impact Development (LID) strategies.	Town Council				
Recommendation 6	Partner with the Wood-Pawcatuck River Association and other groups in public educational efforts, prioritizing areas for river use and developing joint proposals/grant applications for the preservation and utilization of river corridors.	Conservation Commission				
Recommendation 7	Coordinate future land use decisions with the neighboring State of Connecticut, Voluntown, North Stonington, and adjacent Rhode Island towns.	Town Planner				
Recommendation 8	Form an informal regional panel to review the implementation of the adopted comprehensive plans.	Town Planner				

Reference	Recommendation Description	Responsibility	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 9	Work through the Washington County Regional Planning Council and with other towns directly toward sharing common service facilities.	Town Manager / Town Council				
Recommendation 10	Encourage the implementation of the existing Waste Water Management District and its possible expansion into other areas of town and examine the feasibility of a central collection and treatment sewage disposal system for the village areas in order to minimize adverse impact on ground and surface water.	Town Council				
Recommendation 11	Explore the development of private water systems and companies to provide quality drinking water to the village areas in order to avoid conflict with the operation of private On-site Wastewater Treatment Systems.	Wastewater Management District Commission				
Recommendation 12	Develop a Business / Professional overlay zone for the village areas.	Town Planner				
Recommendation 13	Support the expansion of the Historic District Ordinance.	Historic District Commission / Town Council				
Recommendation 14	Utilize alternative development practices that require dedication of open space to the town.	Planning Board				
Recommendation 15	Partner with outside organizations that specialize in open space acquisition, such as The Nature Conservancy and the Audubon Society, to pool and maximize our limited resources for preservation efforts.	Hopkinton Land Trust				
Recommendation 16	Consider adoption of Agricultural Zoning and a Land Clearing/Earth Excavation Ordinance.	Town Council / Planning Board / Conservation Commission				
Recommendation 17	Use creative Planning and Zoning Techniques such as the purchase or transfer of development rights associated with working farms (See Natural and Cultural Resources Element).	Town Council / Planning Board				

**Appendix A**  
**Comprehensive Plan Update Resident Survey**  
**Winter 2009**  
**and**  
**Tabulation of Survey Findings**

Please return survey by January 30, 2009 to the Hopkinton Planning Department by mail (One Town House Road, Hopkinton RI 02833), E-mail ([planner@hopkintonri.org](mailto:planner@hopkintonri.org)), fax (377-7754) or preferably, bring it with you to the January 29, 2009 Workshop at Town Hall at 7 p.m.  
Thank you.

## COMPREHENSIVE PLAN UPDATE SURVEY – WINTER 2009

### **Element I - Recreation, Conservation & Open Space**

Does the town recreation program adequately meet your needs?  Yes  No  
If No, how can it be improved?

Does the town have ample land dedicated to active recreation?  Yes  No  
If No, what additional recreational facilities require land acquisition?

Should the town continue to participate in the acquisition/preservation of open space dedicated to passive recreation and conservation?  Yes  No

### **Element II - Natural/Cultural Resources**

Do you believe the town has done a good job protecting its Natural Resources?  Yes  No  
If No, what should the town do to afford greater protection?

Do you believe the town has done a good job protecting its Cultural Resources?  Yes  No  
If No, what should the town do to afford greater protection?

### **Element III - Public Services and Facilities**

Please Mark a “U” for Unsatisfactory or “S” for Satisfactory beside the following Public Services. For those deemed Unsatisfactory, write in your recommendation for improvement.

Public Service or Facility	Satisfactory	Unsatisfactory
Public Safety	<input type="checkbox"/>	<input type="checkbox"/>
Recreation	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Offices	<input type="checkbox"/>	<input type="checkbox"/>
Library	<input type="checkbox"/>	<input type="checkbox"/>
Public Works Facilities/Services	<input type="checkbox"/>	<input type="checkbox"/>
Social Services	<input type="checkbox"/>	<input type="checkbox"/>
Water Supply	<input type="checkbox"/>	<input type="checkbox"/>
Wastewater Disposal	<input type="checkbox"/>	<input type="checkbox"/>

Public Schools	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Management	<input type="checkbox"/>	<input type="checkbox"/>

**Element IV - Circulation**

Do you find the existing traffic circulation system to be generally efficient? Yes No  
 If No, how could it be improved?

Do you find existing town-owned roads to be in generally good condition? Yes No  
 If No, what needs improvement?

Would you like to see more public transportation available? Yes No  
 If Yes, between what points would be helpful?

**Element V - Economic Development**

Are you pleased with the recent economic development in town? Yes No  
 If No, how would you recommend proceeding?

Do you support the development of a mixed use center that would provide employment opportunities, housing, and shopping? Yes No  
 If Yes, where should it be located?

**Element VI - Housing**

Do you feel that the existing housing stock in town provides an adequate range of housing opportunities to serve the needs of a diverse population? Yes No  
 If No, what type(s) of additional housing is needed?

**Element VII - Land Use**

What should the town do to ensure that it remains a desirable place to live?

What areas of town would you be willing to see earmarked for commercial/industrial development?

What should the town do to best preserve its rural character?

What areas of town would you most like to see preserved as open space?

The following table summarizes the responses to the Hopkinton Comprehensive Plan Update Resident Survey distributed the Winter of 2009. A total of 27 responses were received.

Question	Yes	No	Not Sure
<b>RECREATION, CONSERVATION AND OPEN SPACE</b>			
Does the town recreation program adequately meet your needs?	58%	42%	–
If No, how can it be improved?			
<input type="checkbox"/> Better plowing and snow and ice removal in the Eccleston Plat <input type="checkbox"/> More programs, facilities <input type="checkbox"/> The playground at Crandall Field needs to be renovated. The current state of the playground is in disarray and a hazard. <input type="checkbox"/> Add activities in Hope Valley area. <input type="checkbox"/> I do give Mary a lot of credit for what she has to work with. No winter sports for kids outdoors. Need outdoor ice rink at Crandall Field. <input type="checkbox"/> I think Mary Sawyer does a fantastic job. I think we need more social outlets for townspeople although we do well for the town. Dances from time to time should be organized. <input type="checkbox"/> Be more creative sponsoring a Triathlon. Buy a portable band shell then have events travel between Hope Valley and Ashaway. <input type="checkbox"/> Programs for working women – yoga, etc. after hours or late afternoon, early evening? <input type="checkbox"/> Hope Valley Ball Park can be nicer; sow wildflower seeds at intersections. <input type="checkbox"/> More senior events at Crandall House, bridge, art lessons, etc.			
Does the town have ample land dedicated to active recreation?	67%	33%	–
If No, what additional recreational facilities require land acquisition?			
<input type="checkbox"/> Town has ample land but little recreational "dedication" <input type="checkbox"/> Open space, trails, waterways great!! Need some nice restaurants (big chains excluded, i.e. Applebees and the like). Few choices in town right now. Chinese and Pizza/grinder joints are the few. Wood River Inn OK. <input type="checkbox"/> Crandall Field is one of the best areas in the state. <input type="checkbox"/> The ball field on Grills Preserve and a future ball field next to Hopkinton Industrial Park should be included with recreation planning. <input type="checkbox"/> Not from my own experience, but from what I here, the town needs more ball fields. <input type="checkbox"/> Need more fields dedicated to baseball, softball, soccer, etc. <input type="checkbox"/> We need more of an outlet in the northern part of town of town owned and controlled land. <input type="checkbox"/> Need to request DEM to allow grading of Crandall field. <input type="checkbox"/> More baseball, softball, especially girls or men, women fields, also fishing areas. <input type="checkbox"/> Crandall Field is a treasure! <input type="checkbox"/> More would surely be better, as funds allow			
Should the town continue to participate in the acquisition/preservation of open space dedicated to passive recreation and conservation?	82%	18%	–
<input type="checkbox"/> But this does not necessarily mean that the town should purchase the land itself. The town should actively partner with organizations like the RI Nature Conservptive and neighboring organizations like the Westerly Land Trust. <input type="checkbox"/> Absolutely!! This is our main reason for living in this beautiful area, 30 minute commute to work but worth it to have this sanctuary. <input type="checkbox"/> Also, easements and other protection of farmland and expansion of farming. <input type="checkbox"/> I would rather see active recreation and conservation. <input type="checkbox"/> Essential to maintaining character of town. <input type="checkbox"/> This is a selling point for the town. Farm land preservation is important. We should consider an Agriculture type committee like recently started in North Stonington, Connecticut. <input type="checkbox"/> We have a lot right now. More concentration on active rather than passive recreation <input type="checkbox"/> Mostly for conservation. <input type="checkbox"/> As funds allow			
<b>NATURAL/CULTURAL RESOURCES</b>			
Do you believe the town has done a good job protection natural resources?	88%	4%	8%
If No, what should the town do to afford greater protection?			
<input type="checkbox"/> I have seen beautiful areas elsewhere succumb to irresponsible over development, now empty strip malls and ugly lots for sale or rent. Coventry is a good example. I grew up there! So urban now. <input type="checkbox"/> An over eagerness for "economic development" at any cost has caused carelessness in the screening process. <input type="checkbox"/> Greater preservation of rural road front yard areas. <input type="checkbox"/> Pretty Historic District signs for our historic neighborhoods. Nice street signs! <input type="checkbox"/> So far, so good, keep it that way! <input type="checkbox"/> Conservation and Land Trust Commissions have done well with the resources available.			
Do you believe the town has done a good job protecting its Cultural Resources?	77%	14%	9%
If No, what should the town do to afford greater protection?			
<input type="checkbox"/> Greater awareness of cultural resources at the Ashaway Free Library and whole town funding of library. <input type="checkbox"/> What cultural resources? <input type="checkbox"/> "HopArts" program is wonderful. Also maintain Historic District, so unique in character. Promote similar culturally based events in our			

Question	Yes	No	Not Sure
<input type="checkbox"/> community. <input type="checkbox"/> Institute historic district zoning. <input type="checkbox"/> I don't think the "town" does anything. Does it? Or do individuals and organizations do it all? <input type="checkbox"/> We really have no cultural resources. The historical association is a private entity. The Crandall House has cultural type activities but not resources per se. <input type="checkbox"/> Great job keeping big boxes out! Spring Street Library is awesome! <input type="checkbox"/> Historical Society does good job. <input type="checkbox"/> I would enjoy more history of the area with plaques of info. <input type="checkbox"/> It has been spotty, depending on wide variety of elected officials with different philosophies and times without a planner on board.			
<b>PUBLIC SERVICES AND FACILITIES</b>	<b>"S"</b>	<b>"U"</b>	
Please mark "U" for Unsatisfactory and "S" for Satisfactory beside the following Public Services. For those deemed Unsatisfactory, write in your recommendation for improvement.			
Public safety	86%	14%	
Recreation	78%	22%	
Municipal offices	81%	19%	
Library	77%	23%	
Public works facilities/services	78%	22%	
Social services	69%	31%	
Water supply	79%	21%	
Wastewater disposal	78%	22%	
Public schools	52%	48%	
Solid waste	75%	25%	
Emergency management	95%	5%	
<input type="checkbox"/> Improve snow plowing <input type="checkbox"/> Better plowing, snow, ice removal <input type="checkbox"/> A better way to spend money on Senior Services than hot lunch for a few. How about more transportation to a bank, shopping, medical, etc. A van on a regular basis. Schools have too many "administrators." <input type="checkbox"/> Recreation sparse; Municipal Offices disgraceful; Libraries are not town facilities; Public Works Facilities/Services inadequate; Social Services seniors only; Water Supply isn't potable; Wastewater Disposal not residential; Public Schools overpriced and under productive; What Solid Waste service?; Emergency Management satisfactory until we have one. <input type="checkbox"/> Senior citizen facilities, public transportation to Westerly and Wakefield. Elementary schools in the area. Don't bus small children out of the area where they reside. <input type="checkbox"/> Increase library funding. <input type="checkbox"/> Need to build an addition to Town Hall so all offices except Public Works, Police and Recreation are under one roof. Need to expand social services. Need a recycling center in town. <input type="checkbox"/> No public water supply, wastewater disposal. <input type="checkbox"/> Build an indoor ice rink. Quit salting roads; use sand. Sell Briggs Park on Rt. 216. <input type="checkbox"/> Recreation adequate and more so for our town. Many programs. More age ranges. Municipal offices are worked on currently. <input type="checkbox"/> Improvements seen. Library needs to broaden house. Public works improvement with bonding. Need to get the state more involved in state roads. Water supply needs improvement in near future in some areas. Wastewater disposal - some areas need public or shared sewerage. Public schools - more command of management issues and budget issues are crucial. <input type="checkbox"/> Overkill on speed traps. Recreation, movable shell. Tax Receiver overstaffed. <input type="checkbox"/> Encourage private schooling, maybe lease old Ashaway school. <input type="checkbox"/> Library needs more funding or/and more space, especially now and for elderly access. Public Schools - reduce budget and improve scores. <input type="checkbox"/> New tennis and basketball nets. Longer library hours for students. Public schools need help! Great plowing! <input type="checkbox"/> No cesspools. Excellent fire department police and ambulance service. <input type="checkbox"/> Presently, the Town Hall needs expansion badly to meet the needs of conducting town business. The setting and central location warrants the work and regaining the original meeting room is a plus. Important that expansion is consistent in scale and appearance in the village setting. Public schools are medium and Hope Valley School is high.			
<b>CIRCULATION</b>			
Do you find the existing traffic circulation system to be generally efficient?	88%	13%	-
If No, how could it be improved?			
<input type="checkbox"/> Improved visibility at intersections by cutting back vegetation (i.e., Main Street at Highview Avenue, Hope Valley; Main Street @ High Street, Ashaway) <input type="checkbox"/> But it would be nice if people would not speed. <input type="checkbox"/> Need traffic lights at Rt.3 and 91 in Ashaway and at Rt. 3 and Wellstown Road.			
Do you find existing town-owned roads to be in generally good conditions?	48%	52%	-
If No, what needs improvement?			

Question	Yes	No	Not Sure
<input type="checkbox"/> Drains and clearing snow <input type="checkbox"/> Pot holes to be filled. Roads resurfaced, etc. <input type="checkbox"/> Maintenance/repair lacking; widening and sidewalks needed <input type="checkbox"/> I believe we should continue/restart to plow roads of those who are elderly. I recall the town stopped doing this but as good neighbors we should do this overcoming those issues which caused us to stop. <input type="checkbox"/> Keep up tough fines for littering. <input type="checkbox"/> Poor drainage in many areas. <input type="checkbox"/> In good condition for what money is available. <input type="checkbox"/> Upgrades to our local roads. <input type="checkbox"/> Potholes need repair. <input type="checkbox"/> Roads have made marked improvement and I support bonding for road improvement. <input type="checkbox"/> Roads period. <input type="checkbox"/> Back roads like Fairview, Skunk Hill, Dye Hill, etc. <input type="checkbox"/> Woodville Road.....help! <input type="checkbox"/> State roads are bad. <input type="checkbox"/> Consistent with state roads, in general, and main roads in town are largely state roads.			
Would you like to see more public transportation available?	73%	27%	–
If Yes, between what points would be helpful? <input type="checkbox"/> Hopkinton City, Ashaway, Westerly Hospital, downtown shopping centers <input type="checkbox"/> See social services. Regular scheduled stops in Hope Valley, Ashaway, Hopkinton City, etc. <input type="checkbox"/> Village Centers and neighboring villages/towns (i.e. Ashaway, Hope Valley, Wyoming/Richmond, Westerly) <input type="checkbox"/> Ideally I'd love to have more public transportation but I don't see this as being economically viable. And with our independent rural character I don't think people will use public transportation. <input type="checkbox"/> Not at this time is this applicable to me. <input type="checkbox"/> Between Hope Valley and Kingston. <input type="checkbox"/> Park n Ride to new Intermodal Station in Warwick <input type="checkbox"/> Exit 1 Park and Ride and both the villages of Ashaway and Hopkinton <input type="checkbox"/> We have no public transportation for people to do simple shopping in Wyoming, doctors at Wood River, etc. <input type="checkbox"/> The main villages and other strategic pick up points in town. If feasible, a committee on transportation needs to be formed. <input type="checkbox"/> Only if it is used and no one wants to pay for it. <input type="checkbox"/> All along Route 3; the park n ride at Exit 1 and the public housing parking lots, etc. <input type="checkbox"/> Westerly Hospital, South County, L&M			
<b>ECONOMIC DEVELOPMENT</b>			
Are you pleased with the recent economic development in town?	71%	29%	–
In No, how would you recommend proceeding? <input type="checkbox"/> What economic development? <input type="checkbox"/> Encourage manufacturing <input type="checkbox"/> For the most I'm pleased with the current state of economic development but I am always cautious about giving tax rebates to businesses. Talking with a local business educator he dislikes tax breaks stating viable businesses really don't need them. I believe we should welcome business but make it clear that our partnership is two way. We should work to make local businesses a member of the community not served by the community. <input type="checkbox"/> If Hopkinton developed like Richmond Center??? Too many drug stores, Stop & Shop only choice and keeps competitors out. Too few dining out choices. <input type="checkbox"/> Location is appropriate. <input type="checkbox"/> Put "preserving the rural character" higher. As an example, take the urban/suburban look of the landscaping of the computer company at Exit 1 – horrible. <input type="checkbox"/> Manufacturing good. But we need grocery stores and banks in Hopkinton. <input type="checkbox"/> While I said yes, I think development is of importance, the debate needs to be more logical. <input type="checkbox"/> More small business <input type="checkbox"/> I live here because it is rural and quiet. We can shop in Westerly, Hope Valley, Mystic, etc. <input type="checkbox"/> Overall the quality has been good. The kind of development beneficial to Hopkinton. The appearance of some would be improved if different materials more compatible with a rural environment had been used, softer lighting and parking behind the structure.			
Do you support the development of a mixed use center that would provide employment opportunities, housing and shopping?	70%	20%	10%
If Yes, where should it be located? <input type="checkbox"/> In Ashaway, Route 3 <input type="checkbox"/> Near 95 <input type="checkbox"/> Former site of Enchanted Forest <input type="checkbox"/> Exit 1. Highway access. Restrain from irresponsible sprawl, destroying rural flavor of the town. That is our greatest resource, attraction for residents and visitors. One of the few not yet raped by greedy developers.			

Question	Yes	No	Not Sure
<input type="checkbox"/> I feel rather cool about this. We have two villages, why create a faux one? Why not develop our two villages? Get more shops, small business, offices. <input type="checkbox"/> Limited to Exit 1 or 2 <input type="checkbox"/> Big commercial buildings should be in a designated area, not with houses. <input type="checkbox"/> The Exits 1 or 2. Possible other town locations but I want the villages not threatened by development not logically considered. <input type="checkbox"/> Exits 1 and 2 <input type="checkbox"/> Exit 2 <input type="checkbox"/> No more housing! It defeats the purposed of getting a bigger tax base and only puts money in the pockets of developers while depleting the town of taxes and services. Hopkinton does need further employment opportunities only. Shopping businesses go out of business too often and will leave the town with empty buildings. Look at Coventry. <input type="checkbox"/> Unsure where it should be located. Non-polluting businesses only. No Walmarts! <input type="checkbox"/> More or less centrally located off Route 3, Main Street.			
<b>HOUSING</b>			
Do you feel that the existing housing sock in town provide an adequate range of housing opportunities to serve the needs of a diverse population?	59%	41%	–
If No, what type(s) of additional housing is needed? <input type="checkbox"/> Planned adult 55+ community <input type="checkbox"/> Rental units and low-income housing <input type="checkbox"/> Low cost housing <input type="checkbox"/> There is a lack of affordable housing. <input type="checkbox"/> Affordable housing scattered throughout town, not in a separate development <input type="checkbox"/> Apartments and attached homes, including affordable and handicapped accessible <input type="checkbox"/> I seriously doubt it. <input type="checkbox"/> We need to finish affordable housing issues. <input type="checkbox"/> Rentable units would seem to be important in Hopkinton. Even in good economic times housing is hard for people to get easily as it takes a lot of personal income. The problem is if people have housing, do those living in town have adequate transportation. <input type="checkbox"/> Absolutely. <input type="checkbox"/> More low income housing for young families. <input type="checkbox"/> If needed, using existing buildings innovatively, such as the old Ashaway School, could provide needed housing.			
<b>LAND USE</b>			
What should the town do to ensure that it remains a desirable place to live? <input type="checkbox"/> Support schools, libraries, have a quality shopping area, bank, Whole Foods type grocery store, quality family restaurant <input type="checkbox"/> Develop a broader tax base with clean industries; reduce property and school tax burden; improve school curriculum so graduates will actually be literate; provide services (i.e., trash removal; water and/or sewer); improve/maintain roads <input type="checkbox"/> Keep a rural atmosphere <input type="checkbox"/> Keep it a rural community, rich in history, natural beauty, quality small businesses, affordable housing (not housing projects, condo sprawls), restore and maintain existing historical houses, buildings and the like. <input type="checkbox"/> Continue to support schools which most of the people in this town do not seem to care about. <input type="checkbox"/> Protect historic structures <input type="checkbox"/> Protect and expand farming, protect our groundwater quality and quantity, expand and link up our greenway corridors, encourage more good businesses like those now at Exit 1, discourage big box and chain developments, encourage events that make us feel a part of the town, direct development to existing villages and designated centers and always combat sprawl, create more flexible zoning for residential development along the conservation development concept <input type="checkbox"/> Develop criteria for so-called development that forcefully maintains our rural character and then enforce them. Stop fawning over "developers." Stop approaching all decisions with only one criterion – "Will it lower taxes??" <input type="checkbox"/> Provide local public transportation so that everyone doesn't have to rely heavily on the young and cars. <input type="checkbox"/> Agree upon what "makes" Hopkinton and then protect it. <input type="checkbox"/> Bring in the Big Boxes. <input type="checkbox"/> Maintain its rural character and ambiance. Do not make development mistakes other communities have made. Across the board make decisions that services in various areas are adequately met or better, make decisions rationally not emotionally. <input type="checkbox"/> Do concerts in the park with portable band shell. <input type="checkbox"/> Continue to encourage industrial and manufacturing business and jobs; add active recreational areas. <input type="checkbox"/> Keep the libraries open. Kids come and visit. <input type="checkbox"/> More activities like HopArts. Perhaps opening the historic houses and buildings on the town's anniversary for organized tours and history lessons. <input type="checkbox"/> Nicer baseball field <input type="checkbox"/> Keep the housing developments out! Only allow businesses (with tax breaks) that will employ RHODE ISLANDERS at living wages only. Not business that transplant CT workers with a tax break! <input type="checkbox"/> Good zoning regulations and building codes, i.e., no more than 2 unlicensed cars, covered trash containers, littering fines. <input type="checkbox"/> Keep things spread out.			

Question	Yes	No	Not Sure
<input type="checkbox"/> Emphasize and preserve the present composition of the Town, paying particular attention to its village environment (16 villages in all), existing farms and rural land including the many ponds and rivers. Improve streetscapes with tree planting. Enforce existing zoning, making sure new businesses follow the Design Standards passed in 2004 ensuring the architecture is compatible to its rural surroundings. Continue fighting for equitable financial set up at Chariho to make taxes in Hopkinton fair and more affordable.			
<p>What areas of town would you be willing to see earmarked for commercial/ industrial development?</p> <input type="checkbox"/> Hope Valley <input type="checkbox"/> Route 3 Ashaway, Hopkinton City <input type="checkbox"/> Near 95 or where employment, industrial facilities exist. <input type="checkbox"/> Exit 1 and 2 areas off Rt. 95 <input type="checkbox"/> Exits 1 and 2 <input type="checkbox"/> Exit 1. Plan carefully and judiciously. Don't "pave paradise to put in a parking lot." Old Joni Mitchell song that has seen its fruition in other small towns, sadly. Need choices for grocery stores. Dave's for instance. No casinos, strip malls, etc. <input type="checkbox"/> Land near I95 exits <input type="checkbox"/> Exit 1, possible Exit 2 <input type="checkbox"/> The two villages of Ashaway and Hopkinton, especially any "brown fields" (I know they are few), where there used to be this type of activity. <input type="checkbox"/> Continue developing Exit 1. Begin developing Exit 2 area. <input type="checkbox"/> Exits 1 and 2 only. <input type="checkbox"/> Exit 1 <input type="checkbox"/> Exits 1 and 2 of course, and certain areas on Route 3, and selected areas in town, especially places like Chase Hill Road where Garrity has been, Skunk Hill Road where Kay Dee is and other areas that have that type of business. <input type="checkbox"/> Exits 1 and 2 and land area between Rt. 3 and 95. <input type="checkbox"/> Exit 2. Small areas near Hope Valley and Ashaway and continue at Exit 1. <input type="checkbox"/> Make a Dunkin Donuts. More fire departments. <input type="checkbox"/> Old landfill for industrial land off exit one or both. <input type="checkbox"/> Exit 1 and Exit 2 and Ashaway and Bradford. <input type="checkbox"/> None. <input type="checkbox"/> Exits 1 and 2. Expedite the process for approval of proposed Exit 1 zoning changes and put in place a short moratorium at Exit 1 for any commercial development until the Exit 1 zoning changes are passed.			
<p>What should the town do to best preserve its rural character?</p> <input type="checkbox"/> Continue good work <input type="checkbox"/> Strong zoning but with a plan <input type="checkbox"/> Keep out shopping malls. Encourage a tax structure to help farmers in the area. Develop commercial areas in the area of the existing villages. Do not place them in rural areas. <input type="checkbox"/> Maintain what we have and invest in its already rich resources. For example, bike paths, nature trails, aquifer tours. Minimize urban sprawl, maximize family-friendly, environment. Respectful endeavors. <input type="checkbox"/> Put all utility wires underground. Utility poles and wires are a horrible visual blight. <input type="checkbox"/> Support the Hopkinton Land Trust and its partners financially and with volunteers, direct development to existing villages and designated areas such as Exit 1, maintain low assessments on large undeveloped parcels so they will not be sold off, do a scenic inventory of the town and designate scenic roads and areas. <input type="checkbox"/> Begin an aggressive relocalization movement. Reininvigorate farming. Make a virtue of the fact that Hopkinton could actually become a model self-sufficient community: water power from the dams, food from our own fields, etc. <input type="checkbox"/> Everything is in place now. Zoning, ordinances, etc. <input type="checkbox"/> Identify and protect what "makes" Hopkinton. <input type="checkbox"/> Limit signs on highways. <input type="checkbox"/> Be rational and logical in decision making. This can be accomplished with the power of ordinances, encouraging appropriate development, learning lessons from other communities, and encouraging the thinking that this line of rezoning is important. <input type="checkbox"/> Restore old Ashaway preliminary on vacant land at this point may be 50% tax break for excess acreage <input type="checkbox"/> We do a good job now. Continue protecting the water shed and river areas. <input type="checkbox"/> Never big boxes. <input type="checkbox"/> Again, keep the housing developments OUT! They only deplete the town of taxes and services and are of no benefit to the town. Commercial/Industrial business should be hidden from view and only those that can employ Hopkinton residents at a living wage. No tax breaks for business unless they employ Rhode Islanders! <input type="checkbox"/> Good zoning, building code enforcement, more open space, appreciation of river. <input type="checkbox"/> Eliminate commercial/industrial development. <input type="checkbox"/> Pass conservation development ordinance proposed by Planning Board/Planner a couple of years ago to preserve the unique features of land being developed and limit the sprawl created by most new housing developments. Concentrate the housing in and around the existing villages.			
<p>What areas of town would you most like to see preserved as open space?</p> <input type="checkbox"/> Ashaway Village, Crandall Field			

Question	Yes	No	Not Sure
<input type="checkbox"/> Crandall House/Field <input type="checkbox"/> The area immediately bordering the eastern side of I-95 between exit 1 and exit 2, extending up from exit 1 to about three-quarters of the way to exit 2 (i.e. the farmland where the proposed movie studio should remain undeveloped) <input type="checkbox"/> The more the better! Tax relief not seen in many towns that grew and developed. Over-developed, better word choice. In fact, tax rates have risen to support infrastructure services, quality of life negatively compromised. <input type="checkbox"/> Land along the rivers <input type="checkbox"/> The northwest areas around Arcadia Management Area and the Ponds, Tomtaquag Valley, the less developed areas along the Wood and Pawcatuck Rivers, area around Clarks Falls Road and all farms and also potential farm land. <input type="checkbox"/> The Pugh farm and its buildings; land around our ponds and along our rivers. <input type="checkbox"/> I believe our preserved open space is just about right. Purchasing development rights of some farms not near Exits 1 and 2. <input type="checkbox"/> Any presently unimproved parcels could benefit from perhaps not preservation but intelligent development. <input type="checkbox"/> Along rivers and ponds or lakes. <input type="checkbox"/> Tomtaquag Valley and a number of areas throughout town including Woodville Road, Dye Hill Road and Route 3. <input type="checkbox"/> Area adjacent to Blue Pond <input type="checkbox"/> We have plenty of areas now. <input type="checkbox"/> Hope Valley Ball Field, Crandall Field, Historic Districts <input type="checkbox"/> The Old Town of Hopkinton area where the Town Hall is within the border of two miles each way, i.e. North Road, Clarks Falls Road, and the stretch of Route 3 two miles each way. <input type="checkbox"/> Selfishly, cement factory site as recreation area. There is not adequate launching area at River Road. Potter Hill for canoes, kayaks. Nice picnic area. <input type="checkbox"/> Wherever spots are available, they don't need to be in specific areas. <input type="checkbox"/> Throughout town any area that has not been designated for business that has unique special features, is still largely rural with stone walls, pastures, fields, old forests, land near rivers/ponds and land that adjoins other preserved/conservation land.			
<b>FURTHER COMMENT</b>			
<input type="checkbox"/> There are too many police in this town with too many toys. Their costs compared to their revenues has too much of a gap proving there are too many police compared to the population of Hopkinton. Lay some of them off! Be brave! <input type="checkbox"/> No courthouse was ever needed with the expense of paying a judge, etc. The revenue compared to the expense has a large gap proving it is a useless entity for this town. <input type="checkbox"/> Our school system should be de-regionalized. It is unfair to expect Hopkinton to pay as much as Richmond and Charlestown which are overdeveloped with housing and have more kids in the schools. We have our own school buildings already and should pull away and educate our kids in our town. This way, we have a better handle on how the money is spent. It would be tough at first, but in the long run, save our town a lot of money and bring down property taxes. <input type="checkbox"/> Property taxes need to be re-evaluated to update the circumstances showing house prices that dropped considerably. Besides, the lady that was ousted as tax assessor for improperly assessing the properties caused such a big mess, the properties should be re-evaluated LEGALLY. <input type="checkbox"/> Stop depending so much on property taxes. <input type="checkbox"/> There are too many town cars for the size of this town! Get rid of some of them! <input type="checkbox"/> Social Services in town seem to help out the elderly only. Families and young single individuals are hurting and need help too! <input type="checkbox"/> We only need ONE Town Clerk for the size of this town. Why is there a "Deputy" Town Clerk? We do not need a Deputy Town Clerk! <input type="checkbox"/> GIS Services should only be ON-CALL. NOT FULL TIME!!! <input type="checkbox"/> Please help keep Hopkinton rural as it is a rare town in Rhode Island! More emphasis needs to be put forth on the hunting, fishing, hiking recreations instead of golf. Hopkinton is also a farming community and that needs support. So far, so good. But I can see in the future how this town could be destroyed if we allow the unions and greedy ones to dictate where the taxpayer's money goes. Lower the property taxes, get rid of some cops and unnecessary specialized departments, keep the housing development at bay and above all, please do not show special interests to the unions and privileged citizens in this town. Rural farming, hunting, fishing, and hiking are what make Hopkinton the most desirable. Plus, it keeps the residents happy and friendly too!			

**Appendix B**  
**Recreation, Conservation and Open Space Inventory**

INVENTORY OF RECREATION, CONSERVATION & OPEN SPACE RESOURCES

State of Rhode Island Department of Environmental Management (3,062 Acres)

1. Alton Pond Fishing Access (Privately Owned)  
A.P. 6/29                                      0.4 Acres

This is an open, graveled lot at the southwestern end of Alton Pond, just above the dam and just north of Route 91. The waterfront is sand and open, without ramps. There is on-site parking for at least ten vehicles and road front parking for another ten. There is a good canoe access point to the Wood River just across Route 91.

2. Arcadia Management Area  
AP. 20/8, 20/9, 20/24, 21/2, 21/11, 21/13                                      1193 Acres

Part of a large state management area, which extends into Richmond and Exeter. In Hopkinton, Arcadia is mostly forest, conservation land, crossed by several streams and hiking trails. The more developed recreation areas, the pond, beach, and picnic groves are just east of the Hopkinton town line, in Richmond, around Arcadia Pond.

3. Land near Arcadia Management Area  
AP. 20/5, 20/6                                      190 Acres

Land between Kenney Hill Road and Woody Hill Road near the Arcadia Management Area.

4. Black Farm  
AP. 9/2A    227 Acres

Black Farm was purchased by the state in 1990. The property has been identified as a very significant wildlife area on a pristine stretch of the Wood River where the Canonchet Brook meets the river. It also contains a farmhouse listed on the National Register meadows and wetlands along the riverfront and a kettle hole pond. An abandoned railroad right-of-way runs parallel to the river, through the eastern edge of the property. The Rhode Island DEM has not yet announced any development plans for Black Farm.

5. Blue Pond Management Area  
AP. 16/42A 17/28                                      428 Acres

6. El Pond Management Area  
AP. 13/11, 13/12, 13/17                                      246 Acres

7. Hope Valley Fishing Area (Owned by Chariho Athletic Association)  
AP. 28/144    0.5 Acres

Small fishing area on the Wood River in Hope valley, located off Route 3, behind Dow Field, appears to share parking with baseball fields and tot lot. No developed facilities along the shore but the playing fields have restrooms and concessions, during their hours of use. Appears to be a canoe access point also.

8. Locustville Pond Access Area  
AP. 28/25    1.8 Acres

Lot on the east side of Locustville Pond, Sunset Drive off Fairview Avenue.

9. Beach Pond Management Area  
AP. 19/11    152 Acres

This property, formerly owned by the Lymanville Rod and Gun Club, is now the southernmost section of the Beach Pond Management Area. In Hopkinton the land is conservation area.

10. Moscow Pond Fishing Area (Privately Owned)  
AP. 30/21 3.4 Acres

11. Rockville Management Area  
AP. 14/21, 14/22, 14/24 205 Acres

Management Area nearly surrounding Ashville Pond. On the south side of the pond is the beach area developed by the town in 1976 and closed by the state in 1989. At the east end of the pond adjacent to Canonchet Road is a fishing and small roadside rest/picnicking spot.

12. Long Pond Conservation Area  
AP. 13/23K 19.8 Acres

Land to the north of Long Pond that is contiguous with that owned by the Audubon Society of Rhode Island (AP. 13/13) and also having frontage on Canonchet Road near the Rockville Management Area (See #11).

13. Tomaquag Rock  
AP. 4/21C 8.2 Acres

Eight acre parcel on the east side of the former Nathaniel Lewis Road, crossed by a tributary of Tomaquag Brook. The property was a gift to the state in 1982 by Nathan Kaye.

14. Wood River Access  
AP. 27/184 0.6 Acres

Fishing access area on Mechanic Street in Hope Valley around dam and old mill site on the Wood River. The area has been redeveloped in 1989-1990 and the parkland extends along the dam and bridge on both the Hopkinton and Richmond side of the river.

15. Wood River Access  
AP. 15/16 0.36 Acres

Small lot on Mechanic Street in Hope Valley just south of the fishing access area (See #14).

16. Wood River Access  
AP. 29/26 0.17 Acres

Small lot in the north side of the Wood River Dam at the intersection of Bridge and Main Streets. The lot provides access to pond above the dam and to the river below. The east end of the dam is also owned by the DEM has a parking lot and provides access to the pond for canoes or small boats. The Town of Hopkinton owns 5 acres immediately downstream across Bridge Street.

17. Potential Wood River Access  
AP. 12/1, 12/64, 15/18 91 Acres

Land adjacent to Grantville Extension off Mechanic Street in Hope Valley with frontage on the Wood River.

18. Potential Wood River Access  
AP. 21/20 1 Acre

Land on Arcadia Road with frontage on the Wood River.

19. Rhode Island Department of Transportation Garage  
AP. 28/119                      39 Acres

Facility located at 51 Bank Street.

20. Land surrounded by Pawcatuck River and Amtrak line  
AP. 3/60                              255 acres

Town of Hopkinton (1.076 Acres)

21. Briggs Memorial Park  
AP. 25/136                      4.7 Acres

Briggs Park in Ashaway occupies four and one-half acres between High Street (Route 216) and the Ashaway River, with approximately 1000 feet of riverfront. The Briggs family gave the area to the town, with deed restrictions restricting its use and sale. The park is overgrown, underutilized and vandalized. All the picnicking features have been repeatedly destroyed. Trash and debris is often dumped along the road, which runs through the upland section and down to the water. Large depressions limit the uses of the upland section. A steep slope parallels the river's edge making the waterfront not visible from the street or upland section. A road leads down to the riverfront where there are three small cleared sections, which appear to be used for fishing, swimming and maybe canoe access. The entire park needs to be opened up by selective cutting and clearing. The demand for such a park is questionable since there are many other river access points in town and in the neighborhood and other more attractive public and private areas.

22. Crandall Field  
AP. 24/3A                              60.4 Acres

Crandall Field is a 60-acre site on Rtes. 3 and 216, surrounding the Crandall House (#22) which serves as the center of activities for the Recreation Commission and the sole major recreation area for Hopkinton. The site has an open meadow of approximately 25 acres and another 35 acres of woodlands and wetlands. The meadow contains three small ponds, one poorly outfitted baseball field, two tennis courts and a few pieces of toddler's playground equipment. There are two adjacent parking areas. The field is well used for many activities but unevenness of the grass surface and poor drainage in the low areas restricts its use, especially in the spring and fall.

Crandall Field should be improved to maximize its potential but should continue to be a multi-use field with most of the field maintained as the beautiful open grassy expanse that it is. Suggested improvements include damage improvement, especially on the north end and central portions, upgrading of the north side of the field (along Rte. 216) for two usable playing fields, for baseball, and soccer, installation of a basketball court behind the activity center (construction of a tot lot with lots of seating in the vicinity of the tennis courts and activity center, development of a picnic grove along the southeast property edge.

23. Crandall House Complex  
AP. 24/5, 24/4                      2.2 Acres

The Crandall House is a two and one half story Victorian structure on a 1.7 acre lot which also contains two tennis courts, a large barn which has been renovated into an activity center and maintenance center and a parking area for approximately 50 cars. The House and Field (#21) were acquired by the town in 1976 as a gift from the Crandall Family, matched by a federal grant. The House and Barn are the town center for indoor recreation activities and house the recreation director's office and also the Seniors program, meals site and a meals-on-wheels program which serves this portion of the state.

24. Langworthy Field  
AP. 27/133 2.8 Acres

Langworthy Field was a gravel bank, reclaimed in 1976 with a donation by Ashaway Line and Twine and a matching federal grant. It contains a softball field, which needs upgrading and tennis courts which were improved in summer 1990. The ballfield is periodically vandalized by cars driving onto it and needs some vehicle barriers along the south and west sides. The banks to the north and east are a favorite local sledding spot but the top of the north bank needs to be screened from adjacent private properties. The playing field surface needs reconditioning and a program of regular maintenance. Benches and backstop need replacement. The field is adjacent to the Hope Valley School (#33).

25. Laurel Street Nature Area  
AP. 24/105A, 24/105B, 24/106 6.3 Acres

This natural area surrounds a small pond and a finger of the Pawcatuck River. It is adjacent to the Ashaway Elementary School to the south and several local industries to the northeast. In 1978 the pond was cleared of debris; with the help of some federal agencies, for ice skating and fishing. A rough trail runs around the pond. Picnic tables are sometimes put in the park in summer and are mostly used by the workers in the area.

26. Polish Park  
A.P.27/207 0.1 Acre

Small pocket neighborhood park on triangular site at the intersection of Mechanic and High Streets in the village of Hope Valley. Situated above the street, the park contains a few benches and some landscaping. The town built this park on the site of an old community hall, which they demolished in 1976.

27. Town Hall Complex (Town House Road & Main Street)  
AP. 26/48 0.46 Acre (Town Hall Lot)  
AP. 26/47 26 Acres (Thayer House Lot)

This twenty-five acres of undeveloped land which was acquired with the Thayer House, wraps around the Town Hall lot and has frontage on both Townhouse and Woodville Roads. Except for a small horseshoe playing area on Townhouse Road, and Thayer House, the lot is undeveloped. It is, however, mostly wooded and quite wet. It appears that only the area fronting on Woodville Road may offer possibilities for any kind of construction or development. Nature trails and picnic areas may be the only allowable active recreation use.

28. Subdivision lot, Fern and Pine Roads  
AP. 10/34 3.1 Acres

Undeveloped subdivision lot dedicated to the town as required by the subdivision regulations. Located between cul-de-sacs at the foot of a fairly steep hill. Lot is heavily wooded and it appears some drainage from the subdivision enters it.

29. Subdivision lot, Pinewoods Estate  
AP. 12/53 2.4 Acres

Undeveloped subdivision lot dedicated to the town as required by the subdivision regulations.

30. Subdivision lot, Country Lands  
AP. 18/72 1.7 Acres

31. Town of Hopkinton Land Trust Properties (Town-Owned)

Parcel(s)	Acreage
Brightman Hills AP. 14/4-G	8.8
Brown Homestead AP. 10/81, 10/81-A thru D	107.6
Cekala AP. 27/182-B	2
Cole AP. 2/70 (Easement)	9.3
Deer Creek Estates AP. 8/24-M	36.8
Grills Gravel Bank AP. 23/56-A1	25
Grills Preserve AP. 1/3, 3/59, 23/64A, 23/100 AP. 2/65A, 2/69, 23/93 (Easements)	397.1
James Farm AP. 3/2 (Easement)	80
Kenyon Crossroads AP. 4/61-O	49
Pleasant View Estates AP. 17/17	14.8
Thornton AP. 3/1 (Easement)	50
Tomaquag Brook AP. 2/52D	32.2
Tomaquag Trail AP. 7/48 (Easement)	2
UBS/ Laurel Woods AP. 14/77-X, Y&Z	31.2
<b>Total Hopkinton Land Trust Protected</b>	<b>845.8</b>

32. Miscellaneous Town-Owned Land

There are several other types of land, which although not individually significant as conservation areas or easily surveyed, contribute to the open space area and to the rural character of the town. These sites are not necessarily appropriate as actively used, publicly accessible sites due to their size, inaccessibility or fragility.

The properties listed below are all town-owned and undeveloped and therefore, presently open space. With the exception of the six acre Bridge Street Lot (A.P. 29/46) on the Wood River in Hope valley, none of these sites appear particularly suitable for development as the kind of active recreation areas which the community needs. The history of the town's acquisition of these sites should be clarified prior to any use since there may be encumbrances on the use of the land. Sale of some of these lots should be investigated. Proceeds could then be earmarked for some particular public use such as recreation acquisition and development.

Parcel	Acreage
Chase Hill Road AP. 2/64	0.03
Tomaquag Road AP. 5/108	0.9
EXT184 AP. 7/2	0.4
Main Street AP. 7/5	0.4
Main Street AP. 7/6	0.3
Clarks Falls Road AP. 7/24	5.1
Clark Falls Road AP. 7/31	0.4
Woodville Road AP. 7/35 (Police Station)	2.55
Woodville Road AP. 7/45 (DPW)	10.19
Clarks Falls AP. 10/1	0.4
Pine Drive AP. 10/34L	0.62
Pine Drive AP. 10/34Q	1.4
North Road AP. 10/42	0.5
Forest Glen Drive AP. 11/72	.99
North Road AP. 13/7A	28.3

North Road AP. 13/ 10	0.34
North Road AP. 13/ 27	52
Elizabeth Court AP. 18/ 18Z	1.24
Woody Hill Road AP. 20/ 25	12
Hillside Avenue AP. 24/ 109	0.28
Clay Street AP. 24/ 136	3.1
High Street AP. 27/ 16	0.1
Side Hill Street AP. 27/ 193	0.1
Bridge Street AP. 29/ 43	0.26
Bridge Street AP. 29/ 46	5.7
Total	120.07

Chariho School Department (5.8 Acres)

33. Ashaway School Playfields

AP. 24/ 110                      5.3 Acres

The Ashaway Elementary School has a playground for young children in the front yard and a multi-purpose grassed playing field (often used for soccer) to the rear. The town owned Laurel Street Nature Area abuts the school property to the west. The playfield is in good condition. The playground has two swing sets, a jungle gym and little else. The playground needs some landscaping for shade and buffering and refurbishing of equipment.

34. Hope Valley School Playground

AP. 27/ 132                      0.5 Acres

Elementary school playground with some simple equipment and two basketball boards. No landscaping around play area. Adjacent to town-owned Langworthy Field (See #23).

The Nature Conservancy (606 Acres)

35. El Pond-Long Pond Conservation Area

AP. 13/ 16                      17.5 Acres

Conservation land in the vicinity of El Pond-Long Pond and adjacent to Audubon-owned property.

36. Grills Property Acquisition

AP. 3/ 50                      90.8 Acres

Conservation land south of Burdickville Road with over 2,000 feet of frontage on the Pawcatuck River.

37. Canonchet Complex

AP. 10/ 33, 13/ 28, 13/ 36, 14/ 8, 14/ 8-A thru 14/ 8-I                      498 Acres

Conservation land running east from North Road toward Canonchet Road with frontage on Lawton Foster Road North and Stubtown Road.

Audubon Society of Rhode Island (198 Acres)

38. El Pond-Long Pond Conservation Area

AP. 13/ 13, 13/ 18, 13/ 19                      198 Acres

Conservation area owned by the Audubon Society in an area that has been identified as having significant topographical and plant features.

Wood-Pawcatuck Watershed Association (5.8 Acres)

39. Ashaway Parcels  
AP. 22/3, 22/1A, 24/168A 5.8 Acres

Small pieces of land on the Pawcatuck and Ashaway Rivers in the southern part of town.

Boy Scouts of Rhode Island (872 Acres)

40. Camp Yawgoog  
AP. 16/1, 16/27, 16/27A, 16/28, 16/32, 16/40, 19/3A, 19/12, 19/28A, 30/3 872 Acres

Camp Yawgoog, established 50 years ago, is among the largest and most heavily used Boy Scout camps in the northeast region. The most actively used portion of the camp is approximately 1100 land acres surrounding Yawgoog Pond and also abutting the west half of Wincheck Pond. The Boy Scouts of America also own approximately 680 nearby acres of undeveloped land (contiguous and non-contiguous to the camp), which is presently open space (see Land Registered as Farm, Forest and Open Space).

The camp contains 32 major structures and dozens of shelters, cabins, boat docks etc. In the 1990 eight week season 5300 boys and 800 adults attended camp and there was a full-time resident staff of 167 for ten full weeks. From October through May the camp is extensively used on weekends with 120 boys and leaders in cabins and 100-150 campers in tents. Approximately one-half of all campers come from outside Rhode Island as Yawgoog has become a popular regional camp and significant numbers come regularly from Massachusetts, Connecticut and New York (particularly Long Island).

Other Privately Owned Land (788 Acres)

41. Historical Society Building  
AP. 26/52 0.2 Acres

Small triangular lot at a key site in the Hopkinton City Historic District that contains a historic church, which serves as the historical society's headquarters. The small front yard has a memorial and flagpole and the rear is a little yard with stonewalls. The site is directly across from the Town Hall and owned by the Historic Society.

42. Ashaway Sportmen's Club  
AP. 13/3 186 Acres  
AP. 13/6, 13/2G, 13/2U, 13/2Z, 13/2A1, 13/2A2 40 Acres

43. Hunt Club LLC  
AP. 10/17, 10/29 307 Acres

44. Dow Field  
AP. 28/144 7.5 Acres

Dow Field, located on Main Street in Hope Valley (is located in the middle of an eight acre parcel which it shares with a playground, the Hope Valley Fishing Area (#6) and the Chariho Little League field. The Chariho Athletic Association (CAA) has one softball field with bleachers, a pressbox and lights and one ballfield without any of these.

The Chariho Little League has a ballfield with bleachers and benches (both in poor condition) and a pressbox. The playground contains a tot lot with swings, jungle bars and some other simple equipment, a basketball court and two tennis courts, all in need of renovation.

45. Frontier Campground  
AP. 7/51 30 Acres

This privately run campground on Diamond Hill Road has approximately 60 campsites use, but permits for several times that. The campground has a pool, commercial building and approximately five acres of open space.

46. Greenwood Hill Campground  
AP. 30/25                      39 Acres

Located on Newberry Lane, off Main Street in Rockville, in the vicinity of, but not abutting (Moscow Pond, the campground has approximately 40 sites.

47. Holly Tree Campground  
AP. 2/42A                      20 Acres

This site is located on the Ashaway Road (Rte. 216) in the vicinity of, but not abutting, Tomaquag Brook. It has 138 sites and a commercial building and some playfields.

48. Lindbrook Golf Course  
AP. 11/51                      34 Acres

Established in 1978 as Springhaven Golf Course, Lindbrook Golf Course is the required open space for the surrounding condominium development of +- 70 units (44) built. The 18 hole, par three golf course occupies approximately 34 of the total 40 acres. The course, which is located on the Woodville Alton Road, also has a restaurant/dubhouse.

49. Popeolek Park  
AP. 28/144                      3 Acres

Part of Dow Field.

50. Whispering Pines Campground  
AP. 17/20                      45 Acres

Privately owned campground on Saw Mill Road has a swimming area on Brushy Brook, playground, multi-purpose field, recreation building and approximately 150 campsites.

51. Custer Subdivision Open Space, Belforest  
A.P. 18/76                      4 Acres

52. Custer Subdivision Open Space, Beech Hill Estates  
AP. 5/99                      8 Acres

53. Custer Subdivision Open Space, Greenfield  
AP. 18/26                      4.4 Acres

54. Custer Subdivision Open Space, Mackerel Cove  
AP. 14/74A                      13.3 Acres

55. Custer Subdivision Open Space, Canonchet Woods  
AP. 14/46B                      37.3 Acres

56. Custer Subdivision Open Space, Courtney Estates  
AP. 9/21F                      9.9 Acres

57. Cluster Subdivision Open Space, Laurel Woods

AP. 14/77X, 77Y, 77Z                      Acreage: Previously Counted Under Town of Hopkinton Land Trust Properties

Land Registered Under the Farm, Forest and Open Space Tax Act (as of 12/2010)

Farm	2,567 acres
Forest	9,122 acres
Open Space	4,759 acres
<u>Total Farm, Forest and Open Space acreage:</u>	<u>16,460</u>

## **Appendix C**

### **Natural and Cultural Resources Inventory**

INVENTORY OF NATURAL & CULTURAL RESOURCES

I. Natural Resources

- A. Wood-Pawcatuck River System
- B. Northern Hopkinton Pond Complex
- C. Tomaquag Valley Region
- D. Arcadia Management Area (State of Rhode Island)
- E. Camp Yawgoog

II. Cultural Resources

A. Villages

Alton	Bradford	Hope Valley	Rockville
Ashaway	Burdickville	Locustville	Woodville
Barberville	Canonchet	Moscow	Wyoming
Bethel	Centerville	Potter Hill	

B. Important Sites

Hopkinton City Historic District

- Thomas Wells House, Circa 1789
- Thurston-Wells House, Circa 1848
- Former First Baptist Church, Circa 1836
- Second Seventh Day Baptist Church, Circa 1789

Wyoming Village Historic District

- Dam, waterfall, mill pond, and mill ruins
- Houses along Prospect Square – 18 Residences in total, 13 built between 1830-1860 in the Greek Revival style

Tomaquag Valley Rock Shelters

- Several granite rock formations & crevices

Ashaway Village Historic District

High Street:

- Bethel Factory – Circa 1850
- Ondall House – Circa 1799
- Ashaway Woolen Mills – Circa 1846
- Jacob D. Babcock House – Circa 1778

Knight Street:

- Mill Houses – Late Victorian

Laurel Street:

- Ashaway Line & Twine – Circa 1903

Main Street:

- House – Late Victorian

Hillside Avenue:

- Ashaway School

Church Street:

- First Seventh Day Baptist Church – Circa 1835
- Hopkinton Academy – Circa 1858

Hope Valley Village Historic District

Main Street:

Barber's Hall (formerly Washington Trust) – Circa 1864  
Prudence Crandall marker – Circa 1833  
First Baptist Church – Circa 1845  
Odd Fellow's Hall (H.C. Woodmansee) – Circa 1874  
Hiscox House – Circa 1825  
E.L. Crandall House – Late Victorian  
Carpenter House – Circa 1770

Mechanic Street:

Joseph Langworthy House – Circa 1841  
Nichols & Langworthy Maching Co. – Circa 1868

Highview Avenue:

Aldrich House – Circa 1859  
Maple Street (numerous houses) – Circa 1870+

Side Hill Road:

Mill Housing, Four Double Mill Houses – Late Victorian

Nichols Lane:

Nichols House – Late Victorian

Rockville Village Historic District

House – Circa 1792  
House – Late Victorian  
Seventh Day Baptist Church – Circa 1847  
Rockville Mill – Circa 1844

Canonchet Village Historic District

A small village district along a one mile stretch of Canonchet Road in the central, part of Hopkinton, including a church, several houses and a mill (known earlier as Ashville).

Woodville Historic District

A small settlement along the Wood River which straddles both Richmond and Hopkinton, Woodville comprises a group of five residences and remains of a mill structure.

Other Notable Sites

This includes the Old Rockville Road Natural Area terminating at Wincheck Pond, Tomaquag Road Rural Landscape, and Yawgoog Scout Camp. There are 44 structures listed in the Rhode Island Heritage and Historic Preservation Commission report (1976) which may be referenced for further information.

C. Archaeological Sites

Rhode Island Heritage and Historic Preservation Commission file sites:

#716 Prehistoric – off Skunk Hill Road  
#243 Prehistoric – near Camp Yawgoog  
#1276 Prehistoric – near Blue Pond  
#244 Prehistoric – near Switch Road  
#75 Prehistoric – near Rbute 3 at Route I-95 & Canonchet  
#226 Prehistoric – near Diamond Hill Road & Tomaquag Road  
#406 Historic – near Wellstown Road  
#302 Historic – near Laurel Street  
#305 Historic – near Chase Hill Road & Route 3

D. Hopkinton Cemeteries

Hopkinton has eighty-six identified local cemeteries and nine cemeteries that are known to exist but have not yet been located. A complete listing of these cemeteries may be found in the book, "Hopkinton Rhode Island Historical Cemeteries," compiled by Gayle Waite and Lorraine Tarket-Arruda. Many of the cemeteries are small and historic, and others larger and pleasantly landscaped. They all certainly contribute to the historic and aesthetic character of the town.

## **Appendix D Public Facilities Inventory**

INVENTORY OF PUBLIC FACILITIES

1. Municipal Offices

Town Hall (Main Offices)	One Town House Road
Thayer House (Finance/ Planning)	482 Main Street
Crandall House (Recreation/ Social Services)	188 Main Street
Public Works Garage (DPW/ Building/ Zoning/ Animal Control)	395 Woodville Road
Westerly Transfer Station (Solid Waste)	Route 91 (Westerly)

2. Public Safety/ Emergency Management

Hopkinton Police Headquarters	406 Woodville Road
Ashaway Ambulance Association	72 High Street
Hope Valley Ambulance Squad	5 Fairview Avenue
Red Cross Evacuation Shelter	Chariho Middle School
Hope Valley – Wyoming Fire District	
Hope Valley Station	996 Main Street
Alton Station #2	Route 91 (Richmond)
Yawgoog Substation	Camp Yawgoog Road
Ashaway Volunteer Fire Association	
Ashaway Station	213 Main Street

3. Public Schools - Chariho Regional School District

Ashaway Elementary School	12A Hillside Avenue
Hope Valley Elementary School	15 Thelma Drive
Chariho Middle School (5-8)	455B Switch Road (Richmond)
Chariho High School (9-12)	453 Switch Road (Richmond)

4. Library Services

Ashaway Free Library	15 Knight Street
Langworthy Public Library	24 Spring Street (Route 138)