

2 **TOWN OF HOPKINTON PLANNING BOARD**

4 **Special Meeting**
6 **Tuesday, November 24, 2009**
8 **7:00 P. M.**

10 **Ashaway School**
12 **Hillside Avenue**
14 **Ashaway, Rhode Island 02832**

16 A special meeting of the Hopkinton Planning Board on Tuesday, November 24, 2009,
18 was called to order by Chairman Alfred DiOrio at 7:10 P.M.

20 Members Present were: Alfred DiOrio, Joseph Escher, Hazel Douthitt, Ray Cox,
22 Howard Walker and Donald Simmons.

24 Also present were: James Lamphere, Town Planner; Scott Levesque, Solicitor; Barbara
26 Capalbo, Council Liaison; and, Harvey Buford, Conservation Commission.

28 Mr. DiOrio reviewed the procedure for the meeting to those present.

30 **Master Plan Public Informational Meeting, Comprehensive Permit, – Brushy Brook -**
32 **Plat 32 – Lots 1 through 71, Dye Hill Road, LR 6-A Owners, LLC, applicant.**

34 *A court stenographer was present to record the proceedings. A copy of the*
36 *transcript is attached and made part of this record.*

38 Attorney William Landry represented the applicant and owner, LR 6-A Owner, LLC.

40 Mr. Landry said the project is consistent with local housing needs and that nothing
42 proposed will have an adverse impact on health, safety and welfare. He said it is
44 moderate income housing and the site was already permitted by the town for a higher
46 density as an approved PUD in 1997. This layout is similar. The parcel is three hundred
48 fifty-eight (358) acres with two hundred (200) acres remaining open space. The plan is
50 for three hundred (300) units: two hundred (200) three bedroom single family units,
52 forty (40) quadplexes and sixty (60) duplexes. They have provided notice within 500
54 feet.

56 Chris Duhamel, a Professional Engineer and Professional Land Surveyor with DiPrete
58 Engineering, is sworn in. He explained existing conditions that went with the former
60 PUD which included: forty-eight (48) townhouse condominiums at the entrance to the
62 site, twenty (20) condominiums near Arcadia, and sixty-six (66) single family units along

2 with eighty-eight (88) acres for an eighteen (18) hole golf course. He said approvals are
previously in place by a DEM former approval. The forty (40) quadplexes will all be
4 affordable. Twenty-five (25) of the sixty (60) duplexes will be affordable. There will be
ten (10) affordable units among the single family homes. This plan does not require a
6 second means of access for fire. The condominiums have been moved so they are now
approximately seven hundred (700) feet from Dye Hill Road, saving a stand of pines.
8 There will be six (6) cisterns around the site for fire service. Mr. Duhamel said there are
well-drained soils throughout the site. There is some ledge to be avoided. Previous
10 testing found suitable soils for onsite wastewater treatment. He said the flagged
wetlands will be reverified. They will handle stormwater runoff. The planned
12 improvements will meet the Fire Marshal's concerns. The leaching fields and private
wells meet the required DEM setbacks for the single family homes and condominiums.
14 Mr. Duhamel sees this project as feasible.

16 Mr. Landry said the base zoning is RFR-80 and asked Mr. Duhamel if they will be
requesting waivers of variance requirements for density and dimensional.

18 Mr. Duhamel responded, essentially, yes. He said the state is leaning toward
Conservation Development and this plan tries to mimic that design which allows a ten
20 thousand (10,000) square foot lot with a private well and private septic. He said they are
proposing half acre or larger lots with smaller frontage to limit the roads. Setbacks are
22 to conform to the smaller lot size: twenty-five (25) feet from the front; ten (10) feet from
the side; and, thirty (30) feet from the rear.

24 Mr. Duhamel said they would be moving the rocks for the construction of the road. Lots
will avoid areas of ledge. Using today's technology, rocks from the boulder fields will
26 be split, moved to the center of the site, and crushed for use as the road base. He said
the noise will be isolated from Dye Hill Road by distance and grade change. Much of
28 the work will be done on site rather than trucked in.

30 Mr. Landry asked Mr. Duhamel is there were any other projects in Hopkinton with
32 higher density and multifamily.

34 Mr. Duhamel responded Canonchet Woods has a higher concentration of
condominiums set to the side with single family homes to the rear.

36 Mr. Landry spoke about the waiver of filing fees. He said the combined Pre-
38 application/Master submission would be \$35,000 to \$36,000. He asked Mr. Duhamel if
he knew of any other municipalities that have such high fee structures for this kind of
40 application.

42 Mr. Duhamel said he is not aware of any, stating that the fees are usually in the \$1000
range.

44

2 Thomas Daley of LFR Arcadis Consulting is sworn in. He said he evaluated available
4 data of hydrology on site, looked up well completion logs at RIDEM, and did a water
budget analysis. He said the soils are typical of the area and present no concerns. The
site is not in a DEM groundwater reservoir or recharge zone.

6 Mr. Daley said he found 86 well logs from Dye Hill Road, Kenney Hill Road, Spring
Street and surrounding areas. He said all were consistent with a median depth of three
8 hundred (300) feet and with a well yield of four (4) gallons per minute.

Mr. Daley said that private wells and septic are more advantageous for water revival.

10 Mr. Landry asked if in his opinion, would the project, if built, have any adverse impact
12 to groundwater.

14 Mr. Daley's response was that thus far, significant water is available to serve the
development.

16 Mr. Landry said a copy of the report is at Tab 11.

18 *Mr. DiOrio called for a break at 8:32. The meeting resumed at 8:45 P.M.*

20 Paul Bannon, a Civil Transportation Engineer with RAB Engineers, is sworn in. Mr.
22 Bannon said he met with the site engineer to review the site, reviewing the roads for
geometry, sight, and major roads in the area: Main Street, Route 3, Spring Street, Dye
24 Hill Road, Saw Mill Road, and Skunk Hill Road. He obtained information of traffic at
base and peak conditions. Mr. Bannon said they look at safety and operations at
26 intersections.

Mr. Bannon said they did an inventory of signage, curvature, and accident information.
28 They will meet with Public Works where appropriate signs are needed. The Trip
Generation Manual is used as a basis for peak hour counts. During peak hours, the 300
30 units will generate a total of 202 trips in the morning and 260 trips during peak time in
the afternoon.

32 Mr. Landry said there is no significant change except for a traffic signal at Spring Street
34 and Rt. 138 in 2014. Mr. Bannon responded correct.

36 Mr. Bannon said the Saw Mill Road stream crossings narrows the road which now have
little traffic. He doesn't feel changing character is necessary with the volume handled
38 through signage. Mr. Bannon said the following should be incorporated: 1) signage on
Saw Mill Road; 2) the improvement of Dye Hill Road through coordination with the
40 town; and 3) the monitoring of Route 3 and Spring Street for improvements when
warranted.

42 Mr. Landry asked if the project is built as proposed, is there any adverse impact?
44

2 Mr. Bannon said based on their study and recommendation, adequate and safe access
can be provided. His full report is at Tab 12.

4

Joseph Lombardo, Professional Land Use Planner, is sworn in. He was the Hopkinton
6 Town Planner when the original PUD was approved. He said there will be seven
hundred thirty-seven dollars (\$737) per resident for municipal expenses and thirteen
8 thousand five hundred dollars (\$13,500) per student for Chariho Schools, with ninety-
one hundred dollars (\$9100) of that coming from state aid. He predicts a total of one
10 hundred eleven (111) school age children in the 300 units. The total population of
Brushy Brook will be seven hundred nine (709) persons. He said there will be a tax
12 revenue of just over \$1,000,000. Motor vehicle tax will be \$242 per household for a total
of \$72,000. Mr. Lombardo said he will get a copy of his report to the Planning Board.

14

Mr. DiOrio said we need to continue to a date certain. The applicant will be present at
16 the December 2 regular Planning Board meeting to set that date once the availability of
the Hope Valley School is established. The applicant will then notify the abutters within
18 500 feet of the meeting date, time and place by regular mail.

20 MR. WALKER MOVED TO CONTINUE THE PUBLIC INFORMATIONAL MEETING TO
DECEMBER 2, 2009, TO ESTABLISH A NEW DATE AND VENUE.

22 MR. COX SECONDS THE MOTION.

Messrs. DiOrio, Walker, Cox, Escher and Ms. Douthitt approve.

24 *Motion passes.*

26

28 Attest: _____
Lynda St. Amour, Planning Board Clerk

30

Date: January 6, 2010