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TOWN OF HOPKINTON PLANNING BOARD

SITE WALK OF THE ROCKVILLE MILL

Thursday, October 29, 2009

4:30 P.M.

332 Canonchet Road

Rockville, Rhode Island 02873

Site Walk – Comprehensive Permit – Rockville Mill, Plat 30, Lot 43, Canonchet Road. Rockville Mill, LLC, applicant.

Present were: Jim Lamphere, Town Planner
Planning Board Members: Joseph Escher, Hazel Douthitt, Donald Simmons, Howard Walker, Ray Cox, Al DiOrio
Conservation Commission Members: Harvey Buford, Gary Marsh
Capt. Ray Bader, Hope Valley Fire Marshal
Bill Gordon, Financial Consultant
Holly Blais, Project Manager, Development
Geraldyn Small, Engineer, Northeast Engineers
David Cluley, Engineer, Cluley Engineering
Ron Wood, Architect, Urban Design Group
Paul Bannon, Traffic Consultant, RAB Professional Engineers
Geoffrey Marchant, Director, Community Development Consortium
Marek Zamojski, Property Owner
Neighbors: Christopher Tanguay, 328 Canonchet Road; Annie S. Rice, 326 Canonchet Road; Paul Toracinto, 320 Spring Street; James M. Boyer, Deborah Luz, William Wyant, Gerri Micelli, Dianne Fitzgerald, and Jack O'Donnell and Robert McAllister.
Lynda St. Amour, Clerk, Planning Board

Chairman Al DiOrio began by setting the ground rules for the site walk at 4:37 P.M.

Mr. Gordon began the tour of the site and the fourteen (14) units.

Ms. Small said the parking lot will remain in the front of the building, the same size, squared off and with aisles, forming a complete loop. Drainage will be under the parking lot; pavement will be replaced and catch basins added. Runoff will be treated before it leaves the system. The stormwater system has been reviewed

Mr. Cluley said the system will be above what is required for a 25 year storm and will meet requirements for a 100 year storm.

2 **Ms. Small** said the cost of maintaining the system is the responsibility of the owner of
the property.

4

Mr. Gordon said the operating budget has a maintenance line and a managing
6 company. Money is placed in reserve each year.

8 **Ms. Rice** pointed out the location of the bridges and said they can't handle more traffic.

10 **Ms. Small** said they are keeping the loading dock on the side. The slope on the side of
the building will allow limited and paved parking for the two back units. There will be
12 a patio area between the two buildings. The well will be on the side of the two
buildings.

14

Mr. Cluley said there will be a five hundred (500) foot well that will pump ten (10) to
16 fifteen (15) gallons per minute. This will replace the two (2) underperforming existing
wells.

18

Ms. Small said the water for the sprinklers is stored in the water system. There will be
20 paving around to the back of the smaller mill building which will have parking in the
rear. The side of the building will have the septic treatment area. The septic will have a
22 maintenance agreement in the deed.

24 **Mr. Buford** asked if the mill was water powered.

26 **Mr. Wood** said it did. The canal portion from the street is filled in. A trench stays and is
protected by wetlands.

28

Mr. Toracinta said textile mills used chemicals.

30

Ms. Small said they tested for Phase I and the testing came back clear.

32

Mr. Toracinta said he wants a test run on chemicals.

34

Ms. Small said the only time that is done is when there is known runoff.

36

Mr. Gordon said if Phase I indicated the need to do Phase II, it would have been done.

38

Mr. Lamphere said they can make that request to the board.

40

Mr. Tanguay said he seconds that.

42

Mr. Gordon said they will replace the windows, roof, and repaint. They are required to
44 bring it back to its historic presence.

2 **Mr. Toracinta** asked if there was a waiver for height.

4 **Mr. Wood** said it is one foot over the height. They are existing non-conforming for height.

6

Mr. Gordon said there will be one and two bedroom units on the first floor.

8

10 **Mr. Wood** said the ceiling height will remain. Floors will be shimmed with cement board on top. There will be six units on the second floor.

12 **Mr. Escher** asked about the windows in the third floor units as they reach below the floor. He was also told the trusses on the third floor will be exposed.

14

Returning outside, **Mr. DiOrio** asked for questions.

16

Mr. Wyant asked how much local money is going into this.

18

Mr. Marchant said that at this time, \$185,000.

20

Ms. Luz asked if the town requires a lead paint study.

22

Mr. Marchant said they already know there is lead paint in the building.

24

Mr. Gordon they will do what has to be done with the lead paint.

26

Mr. Wood said they will do high value insulation in the roof.

28

30 **Ms. Rice** commented that the stream gets heavy at certain time of the year and asked what would be done to keep the children out of the stream.

32 **Mr. Banon's** response was they will do the same as the residents on the other side of the stream. He said they are working on traffic and will provide for safe access and safety.

34

Mr. Wood said they will be using low level voltage lights.

36

38 **Mr. Walker** said he has heard that they are going to ask for continuation from the November 4 to the December 2 meeting, to allow time for the traffic study and was told that is correct.

40

42 **Mr. McAllister** asked how people were going to be kept out of Wincheck Pond, a private pond.

44 **Ms. Fitzgerald** asked if the Boy Scouts have been treated as abutters.

2 The site walk ended at 6:05 P.M.

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Attest: _____

6 Lynda St. Amour, Planning Board Clerk

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Approved: