

State of Rhode Island

County of Washington

In Hopkinton on the sixteenth day of February, 2017 A.D. the said meeting was called to order by Zoning Board of Review Chairman Philip Scalise at 7:00 P.M. in the Town Hall Meeting Room with a moment of silent meditation and a salute to the Flag.

PRESENT: Philip Scalise, Daniel Harrington, Jonathan Ure, Ronnie Sposato, Harry Bjorkland; Alternate: Tim Ward; Town Solicitor: Veronica Assalone; Zoning Board Clerk: Elizabeth Metcalf

Also present: Deputy Zoning Official: Sherri Desjardins

Absent: William Kazounis

Sitting as Board: Scalise, Harrington, Ure, Sposato, Bjorkland

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY DAN HARRINGTON TO APPROVE THE MINUTES AND TRANSCRIPT FROM THE NOVEMBER 17, 2016 ZONING BOARD OF REVIEW MEETING, AS PRESENTED.

IN FAVOR: SCALISE, HARRINGTON, SPOSATO, URE, BJORKLAND

OPPOSED: NONE

SO VOTED

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY DAN HARRINGTON TO APPROVE THE MINUTES AND TRANSCRIPT FROM THE JANUARY 19, 2017 ZONING BOARD OF REVIEW MEETING, AS PRESENTED.

IN FAVOR: SCALISE, HARRINGTON, WARD, URE, BJORKLAND

OPPOSED: NONE

SO VOTED

After approving the minutes and transcripts from November 17, 2016 and January 19, 2017, Zoning Board members Tim Ward and Harry Bjorkland left the meeting.

Sitting as Board: Scalise, Harrington, Ure, Sposato

Petition I.

A Petition on an Appeal of the Zoning Official filed by Frank Turrisi, Manager, Eminel Holdings, LLC, 12 North Rd., Pawcatuck, CT 06379 for property owned by Eminel Holdings, LLC located at 95 High St., Ashaway, RI 02804 identified as AP 4, Lot 2 an RFR-80 Zone and filed in accordance with Section 20 (A) (1); Section 24 (A) (1); Section 24 (B) of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

A MOTION WAS MADE BY DAN HARRINGTON AND SECONDED BY JONATHAN URE TO TABLE THIS MATTER UNTIL JUNE 15, 2017.

IN FAVOR: SCALISE, HARRINGTON, URE, SPOSATO

OPPOSED: NONE

SO VOTED

Petition II

A Petition for a Special Use Permit filed by Timothy Stedman , 28 Edgewood Avenue, Ashaway, RI 02804 for property owned by Timothy Stedman identified as AP 2, Lot 17M, Zoned RFR-80 to build a garage with mudroom between the garage and the house. The application is filed in accordance with section 8C of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Applicant Timothy Stedman is present.

Petition III.

A Petition for a Dimensional Variance filed by Timothy Stedman , 28 Edgewood Avenue, Ashaway, RI 02804 for property owned by Timothy Stedman identified as AP 2, Lot 17M, Zoned RFR-80 , seeking a 30' variance to construct attached garage and mudroom. The application is filed in accordance with section 6 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Applicant Timothy Stedman is present.

This matter is before the Zoning Board to determine the completeness of the application and to consider waivers. The Zoning Board will review Petition II and Petition III together and use the Special Use permit checklist which is more in depth.

Checklist item A- Site map (3) with required data.

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY RONNIE SPOSATO THAT THE REQUIREMENTS OF CHECKLIST ITEM A FOR A SPECIAL USE AND DIMENSIONAL VARIANCE HAVE BEEN SATISFIED.

IN FAVOR: SCALISE, HARRINGTON, URE, SPOSATO

OPPOSED: NONE

SO VOTED

Checklist item B-Separate map with abutting property owners.

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY RONNIE SPOSATO THAT THE REQUIREMENTS OF CHECKLIST ITEM B HAVE BEEN SATISFIED.

IN FAVOR: SCALISE, HARRINGTON, URE, SPOSATO

OPPOSED: NONE

SO VOTED

Checklist Item C – Soil erosion & storm water control plan.

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY DAN HARRINGTON TO GRANT A WAIVER OF CHECKLIST ITEM C.

IN FAVOR: SCALISE, HARRINGTON, URE, SPOSATO

OPPOSED: NONE

SO VOTED

Checklist Item D – Letter from a biologist re: presence of freshwater wetlands.

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY DAN HARRINGTON TO GRANT A WAIVER OF CHECKLIST ITEM D.

IN FAVOR: SCALISE, HARRINGTON, URE, SPOSATO

OPPOSED: NONE

SO VOTED

Checklist Item E – Location of existing septic system.

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY DAN HARRINGTON THAT THE REQUIREMENTS OF CHECKLIST ITEM E HAVE BEEN SATISFIED.

IN FAVOR: SCALISE, HARRINGTON, URE, SPOSATO

OPPOSED: NONE

SO VOTED

Checklist Item F – Traffic Study.

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY DAN HARRINGTON TO GRANT A WAIVER OF CHECKLIST ITEM F.

IN FAVOR: SCALISE, HARRINGTON, URE, SPOSATO

OPPOSED: NONE

SO VOTED

Checklist Item G – Topography at two-foot intervals.

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY DAN HARRINGTON THAT THE REQUIREMENTS OF CHECKLIST ITEM G HAVE BEEN SATISFIED.

IN FAVOR: SCALISE, HARRINGTON, URE, SPOSATO

OPPOSED: NONE

SO VOTED

Checklist Item H – Water quality & water quantity.

A MOTION WAS BY JONATHAN URE AND SECONDED BY DAN HARRINGTON TO GRANT A WAIVER OF CHECKLIST ITEM H.

IN FAVOR: SCALISE, HARRINGTON, URE, SPOSATO

OPPOSED: NONE

SO VOTED

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY DAN HARRINGTON TO DETERMINE THE APPLICATION FOR A SPECIAL USE PERMIT AND A DIMENSIONAL VARIANCE BE DEEMED COMPLETE.

IN FAVOR: SCALISE, HARRINGTON, URE, SPOSATO

OPPOSED: NONE

SO VOTED

Petitions II and III have been continued to the March 16, 2017 Zoning Board Meeting to certify complete and hold the hearing.

Petition IV

A Petition on an Appeal of the Zoning Official's decision filed by George A Comolli, on behalf of Spicer Marketplace, 206 Main Street, Ashaway, RI 02804 identified as AP 25, Lot 259 a Neighborhood Business Zone and Lorraine Morrone of 54 Anthony Rd #B, North Stonington, CT 06359 and filed in accordance with section 24 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Attorney Surdut is present and is representing the applicant.

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY DAN HARRINGTON TO DETERMINE THE APPLICATION FOR AN APPEAL BE DEEMED COMPLETE.

IN FAVOR: SCALISE, HARRINGTON, URE, SPOSATO

OPPOSED: NONE

SO VOTED

Petition IV has been continued to the March 16, 2017 Zoning Board Meeting to certify complete and hold the hearing.

Letters sent from the Zoning office to Attorney Comolli will be added to the appeal packet by Attorney Surdut. They will also include a copy of the new lighting ordinance.

Town Council members Capalbo and Husband briefly discussed the process of forwarding any Zoning ordinance amendments to the Zoning and Planning Boards.

A MOTION WAS MADE BY JONATHAN URE AND SECONDED BY DAN HARRINGTON TO ADJOURN.

Respectfully Submitted,

Elizabeth Metcalf

Deputy Zoning Board Clerk