

State of Rhode Island

County of Washington

In Hopkinton on the twenty first day of February 2017 A.D. the said meeting was called to order by Town Council President Frank Landolfi at 7:00 P.M. in the Town Hall Meeting Room, 1 Town House Road, Hopkinton, RI 02832.

PRESENT: Frank Landolfi, Barbara Capalbo, David Husband; Town Solicitor Kevin McAllister; Town Manager William McGarry; Town Clerk Elizabeth Cook-Martin. Absent: Sylvia Thompson, Thomas Buck.

The meeting opened with a moment of silent meditation and a salute to the Flag. Councilor Buck arrived.

#### **CONSENT AGENDA**

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO APPROVE THE CONSENT AGENDA AS FOLLOWS: Approve Executive Session Minutes of February 6, 2017; Executive Session Minutes of January 17, 2017; Accept the following monthly financial/activity report: Town Clerk.

IN FAVOR: Landolfi, Capalbo, Husband

OPPOSED: None

ABSTAIN: Buck

SO VOTED

Councilor Buck had abstained as he had not had an opportunity to read the Executive Session Minutes.

#### **PUBLIC FORUM**

No one spoke during the first public forum.

#### **COUNCIL PRESIDENT REPORT**

Council President Landolfi reported he had attended the February 17, 2017 combined 260<sup>th</sup> Hopkinton Anniversary and Hopkinton Historical Association's 60<sup>th</sup> Anniversary Joint Event at Town Hall that had been well attended including police memorabilia that he would share with Chief Palmer; he reported he attended a 02/13/17 Department of Business Regulation Meeting with Norman

Bierbaum at the Town Hall relative to marijuana cultivation and the standardization of procedures, more to come on that subject; he reported the 02/13/17 First Town Budget Workshop Meeting reducing the proposed budget by \$42,958.00 and decreasing the proposed tax rate from \$20.64 to \$20.53.

**OLD BUSINESS**

**LETTER WITHDRAWING SUPPORT FOR TIGER GRANT RE: TRANSIT HUB**

This matter had been scheduled to discuss, consider and vote on authorizing the Town Manager to draft a letter to be signed by all five Town Councilors withdrawing the original letter of support for the TIGER Grant re: RIDOT proposed Transit Hub.

Council President Landolfi noted Mr. McGarry had a draft letter in the works. A copy of the letter would be sent to the RI Department of Transportation, the Governor, our Federal and State delegation. Mr. McGarry stated the letter would be addressed to the Secretary of Transportation and the Deputy Director of the TIGER Grant Program. Scott Bill Hirst of Maple Court expressed concern that the letter might appear to an outside agency that the Town was reversing its decision. Council President Landolfi stated the Town Council never voted on it. He had authorized a letter of support and the State was awarded the TIGER Grant. He added he had apologized for this but there had been a small window to comment. The details and the scope of the project had not been shared. Sharon Davis of Cedarwood Lane asked what the Council expected to happen. Council President Landolfi noted he had provided an update during the last Town Council Meeting; the RIDOT had been looking at Richmond to locate the Transit Hub but Richmond had waffled so they were again looking at locating it in Hopkinton. The RIDOT Director has indicated the fuel component would be taken away. He noted he had spoken with Steve Devine with the RIDOT and found that more information would be available once the technical people are hired for the job. Councilor Capalbo was glad they were dropping the fuel, but the Town will be losing taxable property – 25 acres. Mr. McGarry will have the letter prepared for signature on Monday night and will contact Councilor Thompson to get her signature, then the letter will go out the next day by certified mail.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO AUTHORIZE THE TOWN MANAGER TO DRAFT A LETTER TO BE SIGNED BY ALL FIVE TOWN COUNCILORS WITHDRAWING THE ORIGINAL LETTER OF SUPPORT FOR THE TIGER GRANT RE: RIDOT PROPOSED TRANSIT HUB.

IN FAVOR: Landolfi, Buck, Capalbo, Husband

OPPOSED: None

SO VOTED

## **NEW BUSINESS**

### **WORKSHOP REQUEST FROM CHARIHO TASK FORCE ON SUBSTANCE ABUSE PREVENTION**

Chariho Task Force on Substance Abuse Prevention Policy Development

Coordinator Astrid Meijer had sent correspondence, requesting a work session with the Town Council. Police Chief David Palmer indicated he would attend.

The Council set Monday, April 24, 2017 as the workshop date beginning at 6:00 PM in the Town Hall Meeting Room.

### **RESOLUTION RE: LOW/MODERATE INCOME HOUSING ACT**

This matter had been scheduled to discuss, consider and vote on a Resolution in support of written testimony submitted by the Town of Gloucester to the Special Legislative Commission to Study the Low and Moderate Income Housing Act.

Town Planner James Lamphere was present. Mr. Lamphere had provided the Council with a memorandum and information as well as a draft resolution.

Council President Landolfi indicated he echoed every sentence in the resolution and supported Gloucester's sentiments. Councilor Capalbo asked if it affected our Comprehensive Plan. Mr. Lamphere stated it didn't increase the Town's numbers. Councilor Capalbo referred to the information she had assembled on 2015 and 2016 property sales data; that 69% of the homes sold in 2015 were under 250,000.00. In 2016, 63% of the homes sold were under \$250,000.00. She did not think the Town needed an additional 10% of low/moderate income housing as we already have it. She stated the law also did not count trailers, elderly housing, in-law apartments and farms, nor did it consider the municipal subsidies the Town gives for farming, veterans, elderly and open space. She stated she had provided

Representative Brian Kennedy with this data as well because he had been a co-sponsor of the bill. Councilor Husband felt this was the type of law where one size doesn't fit all. He pointed out the Town did not have the same infrastructure, water, sewer, as a city; we do not have public transportation; we do not have the jobs here either. Councilor Buck asked what percentage did the State recognize in Hopkinton and was informed Hopkinton's percentage was 7.1% presently; Hopkinton needs 2.9% more by 2025. In response to a question as to how many Cities and Towns had reached the 10%, Mr. Lamphere responded five cities. Councilor Capalbo felt the State should be helping people buy their houses with low interest rate loans. Council President Landolfi commented that there are loan programs that do just that. Mr. Lamphere indicated the purpose of the act was to provide for housing opportunities for low and moderate income families. He added that the State only counts properties that have a public subsidy and a 30 year deed restriction or it was not counted; the law under-counts the amount of low/moderate income housing. The median sales price for low and moderate income is \$225,000.00; 80% of the area's median income level. He stated the affected rural communities were banding together and a position paper would be developed. He was of the opinion that if the Town did not have 10% now, we probably would never reach it. This fact will allow developers to file comprehensive permits, which throws out the Towns zoning regulations out the window and the reason the Town hasn't had more comprehensive permit filings was because the housing market went down in 2008.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO ADOPT THE RESOLUTION IN SUPPORT OF WRITTEN TESTIMONY SUBMITTED BY THE TOWN OF GLOCESTER TO THE SPECIAL LEGISLATIVE COMMISSION TO STUDY THE LOW AND MODERATE INCOME HOUSING ACT AND TO INCORPORATE THE 2015 AND 2016 PROPERTY SALES DATA SUBMITTED BY COUNCILOR BARBARA CAPALBO.

IN FAVOR: Landolfi, Buck, Capalbo, Husband

OPPOSED: None

SO VOTED

The resolution follows:

**TOWN OF HOPKINTON  
RESOLUTION  
IN SUPPORT OF WRITTEN TESTIMONY SUBMITTED BY THE TOWN OF GLOCESTER TO THE  
SPECIAL LEGISLATIVE COMMISSION TO STUDY THE LOW AND MODERATE INCOME  
HOUSING ACT**

**WHEREAS:** A special legislative commission was created by resolution No. 207 passed by the House of Representatives at its January session, 2016, and approved May 4, 2016, entitled "House Resolution Creating a Special Legislative Commission To Study the Low and Moderate Income Housing Act"; and

**WHEREAS:** That special legislative commission has formed and begun to meet to discuss issues related to the implementation to RIGL 45-53, the Low and Moderate Income Housing Act; and

**WHEREAS:** The special legislative commission has specifically asked for input from municipalities that have not met the legislative mandates of RIGL 45-53; and

**WHEREAS:** The Town of Gloucester has compiled written testimony outlining issues facing rural municipalities in implementing the mandates of RIGL 45-53; and

**WHEREAS:** The issues outlined by the Town of Gloucester are consistent with the issues facing the Town of Hopkinton in its implementation of RIGL 45-53; and

**WHEREAS:** Hopkinton’s Property Sales Data for 2015 and 2016 attached, illustrates 63% of all properties transferred were sold for under \$250,000.00.

**NOW THEREFORE BE IT RESOLVED** that the Hopkinton Town Council views the current Low and Moderate Income Housing Act as unrealistic in its requirements, particularly as they relate to the more rural areas of the State and provides its full support to the issues and recommendations outlined in the written testimony submitted to the Special Legislative Commission to Study the Low and Moderate Income Housing Act by the Town of Gloucester.

**BOARDS & COMMISSIONS:**

**AUTHORIZATION TO ADVERTISE VACANCIES**

There are vacancies on the Affordable Housing Partnership, Animal Control Commission, Charter Commission, Historic District Commission, Planning Board and Zoning Board of Review.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO AUTHORIZE THE TOWN CLERK TO ADVERTISE VACANCIES ON BOARDS AND COMMISSIONS.

IN FAVOR: Landolfi, Buck, Capalbo, Husband

OPPOSED: None

SO VOTED

**RESIGNATION FROM ZONING BOARD OF REVIEW**

Harry Bjorkland had submitted his resignation from Zoning Board of Review.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO ACCEPT HARRY BJORKLAND’S

RESIGNATION WITH REGRET.

IN FAVOR: Landolfi, Buck, Capalbo, Husband

OPPOSED: None

SO VOTED

**APPOINTMENT TO HOPKINTON LAND TRUST BOARD OF TRUSTEES**

Paul Wilcox had been interviewed on February 6, 2017 as he was interested in becoming a member of the Land Trust Board of Trustees.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO APPOINT PAUL WILCOX TO THE LAND TRUST BOARD OF TRUSTEES.

IN FAVOR: Landolfi, Buck, Capalbo, Husband

OPPOSED: None

SO VOTED

**PUBLIC FORUM**

Sharon Davis, Cedarwood Lane asked about the Chariho budget and how much of an increase would it mean to the Town. Council President Landolfi noted it would mean an additional \$400,000.00 for the Town and so far the School Committee had only made nominal reduction. He added that there had been a decrease in revenue. He mentioned the Towns recent reappraisal may help to offset the increase. The March 7, 2017 District Financial Meeting was a hearing on the budget, no votes taken. The Chariho Budget Referendum was set for April 4, 2017. Councilor Capalbo stated the Chariho budget was up by 1.6 million and they needed to cut \$800,000.00.

**ADJOURNMENT**

A MOTION WAS MADE BY COUNCILOR BUCK AND SECONDED BY COUNCILOR CAPALBO TO ADJOURN.

SO VOTED

Elizabeth J. Cook-Martin

Town Clerk