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

## *2017 Comprehensive Plan*

*Approved by the Hopkinton Planning Board: (date)*

*Adopted by the Hopkinton Town Council: (date)*

**TOWN OF HOPKINTON**  
*2016 Comprehensive Plan*  
April 2016

**Hopkinton Town Council**  
Frank Landolfi, President  
Barbara Capalbo, Vice President  
Thomas Buck  
David Husband  
Sylvia Thompson

**Town Manager**  
William McGarry

**Town Clerk**  
Elizabeth Cook-Martin

**Hopkinton Planning Board**  
Alfred DiOrio, Chair  
Hazel Douthitt  
Carolyn Doyle  
Frank Sardone  
Donald Simmons  
Howard Walker  
Amy Williams

**Hopkinton Planning Department**  
James Lamphere, Town Planner  
Sean Henry, Planner

**Hopkinton GIS/IT Department**  
Edward Vasquez, Director

**Planning Consultant**  
Mason & Associates, Inc.  
David Westcott, AICP  
Nancy Letendre, Esq, AICP  
Benjamin Delaney

## **ACKNOWLEDGEMENTS**

### **Recreation Commission**

Mary Sawyer, Recreation Director  
Mark Hammond, Chairperson  
Kevin Ryan, Secretary  
Patrick Gengerella  
Diane James

### **Conservation Commission**

Harvey Buford  
Dorothy Gardiner  
Gary Marsh  
Lucas Marsh  
Deborah O'Leary

### **Affordable Housing Partnership**

Stephen Jarzombek  
Jared Rhodes  
Mary Johnson  
James Maloney

### **Hopkinton Land Trust**

Marilyn Grant, Chairperson  
Carol Baker  
Cynthia Johnson  
Mary Gibbons  
Thomas Thompson  
Sarah Windsor  
W. Edward Wood

### **Hopkinton Historic District Commission**

Glenn Bradfield, Chairperson  
Carl Devin  
Richard Prescott  
Theresa Prescott  
Patricia Fontes

### **Town Staff**

William McGarry, Town Manager  
David Palmer, Chief of Police  
Doug Reese, Public Works Department

William DiLibero, former Town Manager  
Mary Sawyer, Director of Recreation  
Tim Tefft, Director of Public Works

# Town of Hopkinton

## 2016 Comprehensive Plan

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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. This plan is organized into the following chapters:

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



The Hopkinton Comprehensive Plan was last approved by the State of Rhode Island on September 28, 2011. 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 ten years. The 2016 version supersedes the previous plan and is in force upon its adoption by the Town Council.

## Format of Update

This new 2016 Plan provides an opportunity for the Town of Hopkinton to review its progress in meeting the goals established in previous plans, 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 this plan to present the public with a more user-friendly document that clearly articulates the vision of the Town and its objectives.

This plan is similar in format to its predecessor. Within each chapter there is a list of accomplished goals, policies and recommendations based on the previous plan followed by a brief discussion of necessary changes to the new plan and the technical information that supports revision. A complete Implementation and Recommendation Program for each chapter is also provided. Changes and amendments in this plan are based on the public participation program which included a town survey, public workshops 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. Collaborative issues include:

- The Pawcatuck and Wood rivers are important natural resources for the towns of Charlestown, Hopkinton, Richmond and Westerly. They contribute to recreational and economic development opportunities for all three towns. The municipalities must therefore coordinate projects to protect water quality and preserve important habitat. Cooperative 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 three communities must work to ensure that goals and policies for education 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 residents and visitors. 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. Hopkinton will continue working with the state to support state management of locally important management areas.
- 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 minimized. The communities need to work together for the protection of these vital groundwater resources.

## **Consistency with State Guide Plans**

This plan has been prepared to be consistent with the State Guide Plan, including:

- Transportation 2035 (Element 611)
- Rhode Island Rising: A Plan for People, Places and Prosperity (Report 118)
- Solid Waste 2038 (Report 119)
- Energy 2035 (Report 120)
- Rhode Island Water 2030 (Element 721)

## **Public Participation Process**

The development of this plan involved citizens through public workshops, a public survey and hearings on the draft plan. Several local committees, including the Land Trust, Conservation Commission, Affordable Housing Partnership, Recreation Committee, and Planning Board. Department heads also provided input. Prior to public hearings, a presentation was also given to the Town Council. Appendix A contains the survey distributed to residents and a tabulation that summarizes the responses.

The public participation process has indicated residents are strongly in favor of maintaining the rural character of Hopkinton. This reason, followed by scenic beauty, was identified as the primary reason why residents chose to live in Hopkinton. It is also a major factor in drawing visitors to the town's natural areas for recreation, such as camping, fishing and hiking. The Town should adhere to resident support for continuing actions to protect open spaces, local rivers and watersheds. Respondents also felt increased commercial growth should occur and are supportive of developing mixed-use centers<sup>1</sup>, which previous plans have recommended to be sited at exits 1 and 2 of Interstate I-95, as long as it is within the capacity of the natural environment. A multitude of businesses, most notably agricultural activities and small business start-ups, also held a high level of importance among those surveyed. Due to the limited availability of public utilities at present, new infrastructure should be planned in a way which is economically viable for the Town, such as by leveraging developers as a way to install water supplies. New development and redevelopment should adhere to design standards that maintain the small town, rural character of Hopkinton. New economic development efforts in Ashaway, Hope Valley and other target areas should be environmentally clean industries and businesses with wages sufficient to enable employees to live in town.

The residents of Hopkinton understand the need for affordable housing in their town. The development of new housing should support a wide variety of households, incomes and tenures and the Town should be active in efforts to manage residential growth.

Protection of open space is strongly supported by residents because it safeguards the rural community character. Protection includes preservation and acquisition of lands. The Town should support active farms and preserve inactive farmlands as threatened landscapes, acknowledging their contribution to the scenic quality of the community. Smaller green spaces should also be acquired in village centers. Active open space is equally important to residents and survey respondents have expressed the Town adequately meets the general needs for recreation, with close to two-thirds utilizing municipal parks and playgrounds.

When asked about cultural resources, over two-thirds of residents believed 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 well-satisfied with many of the public services and facilities provided in Hopkinton. Emergency management, libraries, municipal offices, potable water quality and water supply, public safety, public schools and public works facilities all ranked high. Over one-third were unsure about septic wastewater and solid waste disposal.

The current condition of transportation infrastructure is identified as the least satisfactory, with about one-half of surveyed residents offering recommendations for improvement. To handle future needs. A majority rated State-maintained and Town-maintained roads, bridges and sidewalks as either fair or good and only few considered any of these as excellent. Interest in a greater diversity of transportation options was supported overall and more than half would not

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<sup>1</sup> "Mixed-use" development is defined by the Hopkinton Zoning Ordinance as "a mixture of land uses within a single development, building, tract or parcel."

have liked to see more public transportation available, likely indicating this support is for walking and/or bike riding.

## Community Characteristics

The community characteristics presented in this Plan still reflect the 2000 and 2010 US Censuses. As we approach the next Census in 2020, the Town felt it was important to present the data compiled in 2010 for a more rational allocation of resources and decision making in the 2016 update. The following provides a brief snapshot of select demographic characteristics of the Hopkinton population.

As shown in Table 1, the Town’s population between 2000 and 2010 grew by over 300 people and its median age increased 5.6 years. The line charts Figures 1, following Table 1, indicate a population that is generally aging in place, a common trend across the State

**TABLE 1: GENERAL DEMOGRAPHICS, 2000-2010**

	2000	2010	CHANGE	PERCENT INCREASE
<b>Total Population</b>	7,836	8,188	352	4.5%
<b>Median Age (years)</b>	37.6	43.2	5.6	14.9%
<b>Race and Ethnicity</b>				
White	7,587	7,846	259	3.4%
<i>% of total population</i>	96.8%	95.8%	-	-1.0%
Non-White	173	216	43	24.9%
<i>% of total population</i>	2.2%	2.6%	-	0.4%
Hispanic or Latino Origin	83	148	65	78.3%
<i>% of total population</i>	1.1%	1.8%	-	0.7%

Source: US Census Bureau as compiled by American FactFinder (percentages calculated and rounded)

**Figure 1: POPULATION BY SEX AND AGE COHORTS, 2010**

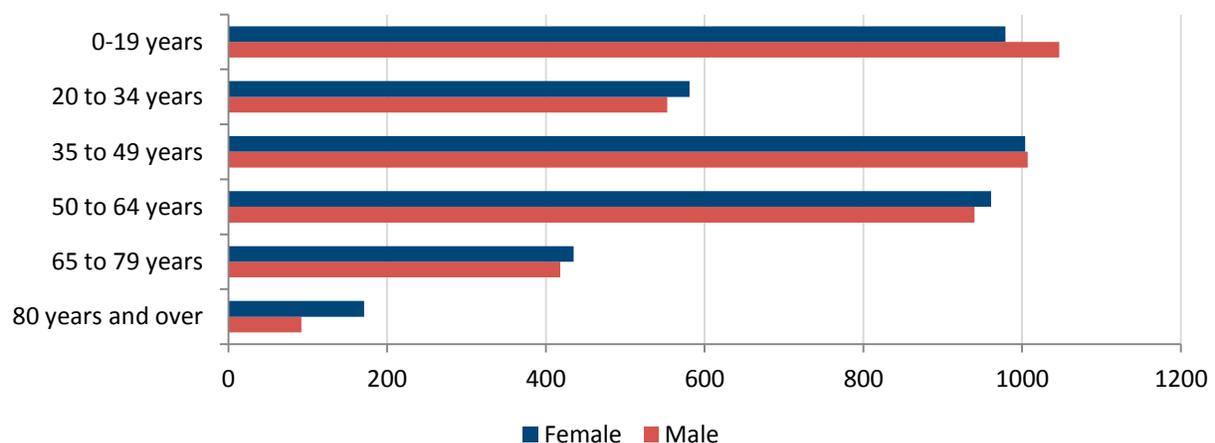


Table 2 shows the number of households also grew for both families and non-families, but the median size of each decreased. This reflects the increases in older residents with fewer and older children living in town. The table also shows an increase in housing units. More information about the type of units and affordability is provided in the Housing chapter. Occupancy rates continued to be high with a small portion being rental units.

**Table 2: SELECT HOUSING CHARACTERISTICS, 2000-2010**

	2000	2010	CHANGE	PERCENT CHANGE
<b>Number of households</b>	2,953	3,196	243	8.2%
Family Households	2,181	2,244	63	2.9%
Non-Family Households	784	952	168	21.4%
<b>Average Household Size</b>	2.6	2.56	-0.04	-1.5%
<b>Average Family Size</b>	3.1	3.03	-0.07	-2.3%
<b>Households with seniors (aged 65 years and over)</b>	660	842	182	27.6%
<b>Total Housing Units</b>	3,112	3,458	346	11.1%
Occupied Units	2,965	3,196	231	7.8%
	(95% of total units)	(92% of total units)		
Owner-occupied	2,386	2,551	165	6.9%
	(80% of occupied)	(80% of occupied)		
Renter-occupied	579	645	66	11.4%
	(20% of occupied)	(20% of occupied)		
Vacant Units (including seasonal)	147	262	115	78.2%
	(5% of total units)	(8% of total units)		

Source: US Census Bureau

The wealth of residents also increased in real numbers. Table 3 shows that both the median household income (MHI) and median family income (MFI) increased nearly 50 percent. Adjusting for inflation to 2014 provides a more accurate, realistic picture. Adjusted MHI would then be \$74,153 and adjusted MFI would be \$84,041, meaning both MHI and MFI are down slightly, the latter better fitting with the families below poverty status. The proportion of families and individuals below the poverty level remained at a consistent percentage between 2000 and 2014.

**Table 3: SELECT FINANCIAL CHARACTERISTICS, 2000-2014**

	2000	2014*	Change	Percentage Change
<b>Households</b>	2,953	3,398	445	15.1%
<b>Median Household Income</b>	\$52,184	\$71,636	\$19,452	37.3%
<b>Families</b>	2,172	2,322	150	6.9%
<b>Median Family Income</b>	\$59,143	\$82,628	\$23,485	39.7%
<b>Families below poverty status (% of total families)</b>	72 (3.3%)	91 (3.9%)	19	26.4%

<b>Individuals below poverty status (% of total population)</b>	370 (4.8%)	309 (3.8%)	-61	-16.5%
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Source: US Census Bureau (Census and ACS) as compiled by American FactFinder: change and percent calculated  
\*2014 numbers are American Community Survey (ACS) past 12 months

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 2000 to 2014. 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 4: SELECT EMPLOYMENT CHARACTERISTICS, 2000-2014**

	2000	2014	CHANGE	PERCENT CHANGE
<b>Population 16 years and older</b>	6,068	6,921	853	14.1%
In the labor force	4,444 (73.2%)	4,999(72.2%)	555	12.5%
Civilian employed	4,235 (69.8%)	4,803 (69.4%)	568	13.4%
Civilian unemployed	185 (3.0%)	181 (2.6%)	-4	-2.2%
Armed Forces employed	24 (0.4%)	15 (0.2%)	-9	-37.5%
Not in the labor force	1,624 (26.8%)	1,922 (27.8%)	298	18.3%
<b>Commuters</b>	4,169	4,805	636	15.3%
...who drove alone	86.7%	89.6%	-4.7	x
...who carpooled	9.0%	4.3%	2.9	x
...who used public transportation	0.4%	0.5%	0.1	x
...who walked	0.8%	1.6%	0.8	X
...who used other means	0.8%	0.2%	-0.6	x

Source: 2000 US Census and 2014 ACS 5-year estimates  
x Data not available or not applicable

# Recreation, Conservation and Open Space

## Introduction

The Recreation, Conservation and Open Space chapter of the Comprehensive Plan focuses on meeting the town's needs for recreational, conservation land and open space using property managed by the Town. These protected lands contribute to the preservation of Hopkinton's rural character, conserve and protect natural resources and 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 contributes 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, such as the 1,800 acre, century-old Camp Yawgoog owned by the Rhode Island Boy Scouts, and five additional private campgrounds which provide a total of over 260 campsites.

The Wood and Pawcatuck rivers, along with the many lakes, ponds, and streams in Hopkinton provide important parts of the Rhode Island network of “blueways” that traverse the state of Rhode Island. These provide canoe and kayak routes and support water based recreation for residents and visitors alike. 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 4: HOPKINTON LAND TRUST OPEN SPACE PROJECT RANKING POINT SYSTEM**

CRITERIA	NUMBER OF POINTS AWARDED			
	0	1	2	3
Potential offset impact of development	0 housing units	1-10 housing units	11-20 housing units	21+ housing units
Size of parcel	less than 5 acres	5-15 acres	16-30 acres	31+ acres
Proximity to rivers or ponds	0.51+ mile	0.25 to 0.5 mile	less than 0.25 mile	Abutting
Groundwater protection	No impact	Groundwater recharge area or sole source aquifer	Non-community wellhead protection area	Aquifer or community wellhead protection area
Ecological significance	Degraded habitat	Average habitat	Above average habitat	Prime habitat

Proximity to other open space	0.51+ mile	0.25 to 0.5 mile	less than 0.25 mile	Abutting
Farmland preservation	No	Inactive farm	Active farm <10 acres	Active farm 10 acres or more
Historic value	Minimal/no value	Low value	Medium value	High value
Scenic value	Minimal/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 6 lists dedicated open spaces under ownership of the State, the Town, the Hopkinton Land Trust or a non-profit organization. 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 5: PROTECTED LANDS IN HOPKINTON BY OWNER, 2016**

STATE OF RHODE ISLAND	ADDED SINCE LAST UPDATE
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
TOWN OF HOPKINTON	
Briggs Memorial Park	-
Crandall Field	-
Crandall House	-
Langworthy Field	-
Laurel Street Nature Area	-

Polish Park	-
Town Hall Property	-
Other town undeveloped land*	-
<b>Hopkinton Land Trust</b>	
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
<b>Chariho School District</b>	
Ashaway School Playfields	-
Hope Valley School Playground	-
<b>NON-GOVERNMENTAL/NON-PROFIT ORGANIZATIONS</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 INDIVIDUALS AND ORGANIZATIONS</b>	
Enchanted Forest	-
Ashaway Sportsmen's Club	-
Frontier Campground	-
Greenwood Hill Campground	-
Holly Tree Campground	-
Whispering Pines Campground	-
Lindhbrook Golf Course	-
Cluster subdivision private open space	Increased land holdings

\* See Appendix B for a full listing of parcels

Table 7 provides a summary of land acreage. These acres do not include conservation easements over developed lands 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 6: TOTAL ACREAGE OF OPEN SPACE, 2015**

<b>Land Owner</b>	<b>Total Acres</b>
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, 2015

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

The work of the Land Trust could 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 chapter.

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.

**Map 1. Recreational Resources**

**Map 2. Open Space/Conservation Land**

## 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 and annual activities organized by the Recreation Department and Commission include:

- **Summer Playground Camp** is attended by an average of 40 children per week over a ten-week period in the summer
- **February Vacation Week Camp** is attended by about 25 children annually
- **April Vacation Week Camp** is attended by about 25 children annually
- **Fitness Programs** are scheduled throughout the year and include yoga, stretching and cardio activities
- **Dramatic Arts for Children** takes place during the school year from September to June
- **Fun with Fashion for Children** takes places during the school year from September to June
- **Children's Sing-a-Long** takes place during the school year from September to June
- **Soccer Camps** take place in spring, summer and fall for three-week sessions
- **Youth Basketball League** is attended by an average of 450 children between December and March
- **Easter egg hunt** is attended by about 300 to 400 children
- **Tee Ball** is attended by about 125 children in spring
- **Instructional Baseball** is attended by about 125 children in spring
- **Basketball Camp** takes place for a one-week session in summer
- **Dramatic Arts Camp** takes place over two weeks in summer
- **Tennis lessons** are held in summer
- **Multi-sports Camp** is scheduled over a one-week period in summer
- **Toddler Play Group** takes place during the school year from September to June
- **Music lessons** are scheduled for those interested in learning to play the guitar or flute
- **Senior Activities** are held weekly year-round and includes lunches and games such as bingo, whist and bridge, which attract 10 to 15 seniors on average
- **Meals on Wheels** is active on weekdays year-round
- **Visiting Nurse** hours are scheduled from 10:00 a.m. to noon on the first Thursday of each month at the Crandall House
- **State agencies** send representatives to Hopkinton on a quarterly basis
- **Flu Shot Clinics** are organized yearly
- **Ceramics** takes places every Monday
- **Colonial Craft Fair** is a two-day fair which attracts as many as 6,000 people
- **Holiday Strolls** are held on the second Saturday in December in Ashaway
- **Hopkinton Rec Run** takes place in fall
- **Huck Finn Day** is organized by the Ashaway Sportsmen Club on the first Sunday in June each year
- **Swamp Yankee Days** are held the last weekend in September by the Chariho Rotary Club



The Recreation Department also makes space available for meetings and events in support of many groups (including the Boy Scouts of America, Girl Scouts of the USA, home school groups, Moms' Club and 4-H Club); coordinating the use of recreational spaces is a responsibility of the Recreation Director. The town-owned Langworthy and Crandall fields are used by Chariho Little League, Chariho Girls Softball and Chariho Youth Soccer Association, among other local athletic teams. The town has a Master Plan for Langworthy Field that needs to be implemented along with a maintenance plan. The Recreation Department has proposed improvements to Crandall Field including a measured walking path around the field, trails and foot bridge for hiking the back wooded area, continued maintenance and upgrades to existing facilities, a new playground, and a shade pavilion/stage for community concerts and events.

## **Future Recreation Needs**

There is a mixed opinion on whether the Town meets the recreational needs of residents. While there is general agreement that the town has ample land dedicated to recreation; however, in there are not enough ball fields to meet the demand for soccer, baseball and softball of all ages and leagues.

Residents support 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. Residents stressed that protected open space is essential to maintaining the rural character of Hopkinton and the reason why they have chosen to live here.

Other recommendations for recreational improvements include the following:

- Replace Crandall Field Playground
- Continue to upgrade recreational facilities such as the Activity Center, Crandall House, Basketball Courts, Tennis Court, and Baseball Field
- Provide more adult and senior programs
- Develop Briggs Park for hiking and picnicking
- Re-establish hiking paths at Crandall Field
- Complete Langworthy Field Improvements
- Provide more bike paths, hiking and walking trails
- Improve access to the river for hiking and fishing.

## **Accomplishments to 2017**

- 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 has been working to develop and implement a Wastewater Management Plan.
- 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, preserving open space for recreational use by local property owners.

- 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 planning efforts.
- 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.
- Master Plan of Improvements for Langworthy Field approved by the Town Council.

## 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.

**Policy REC 5** Work to continue and expand the regional Chariho programs approach for league play and coordinate efforts for large or unusual facilities which would serve several communities and/or require coordination with the state (i.e. skating rink, swimming pool, bike path).

**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 / Conservation 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.  
**Responsibility:** Recreation Director  
**Time Frame:** Short-term (1-2 years) and ongoing

**Recommendation 5** Coordinate regional summer learn-to-swim programs with adjacent towns and RIDEM.  
**Responsibility:** Recreation Director  
**Time Frame:** Ongoing

- Recommendation 6** Develop a plan to establish and maintain a network of biking and hiking trails throughout town and connected with adjacent communities.
- Continue current program to identify, map, and post existing publicly -used trails or routes such as the Narragansett Trail and trails in Arcadia, Yawgoog, The Rhode Island Audubon Society and The Nature Conservancy lands etc., as well as preferred biking routes of local clubs on-line.
  - Reach out to one or more bike riding clubs for their input and work with RIDOT to provide a safer, friendlier, bike shoulder along Main Street between Ashaway and Hopkinton City, especially when sections of this roadway are rebuilt.
  - Identify good potential routes and connections for on and off-street bike paths.,
  - 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 conservation partners in efforts to acquire key tracts which will connect existing protected parcels for the combined purposes of hiking, biking, greenways and wildlife corridor.
- Responsibility:** Conservation Commission  
**Time Frame:** Short-term (1-2 years) and ongoing

- Recommendation 7** 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)

- Recommendation 8** Implement the Master Plan for Langworthy Field that was developed by the Recreation Commission in conjunction with consultant Fuss & O’Neill and that was approved by the Hopkinton Town Council on May 4, 2015.
- Secure funding for this project from various Federal, State, and Private Sources.
- Responsibility:** Town Manager/Recreation Director/Town Planner/  
**Time Frame:** Mid-term (3-4 years)

## 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 chapter)

- Policy CON 1** Acknowledge that development in Hopkinton is and will continue to be without public water and sewer systems and therefore it is critical to maintain development density within the safe carrying capacity of the landscape.
- Policy CON 2** Restrict potential polluting land uses and intensive development within the Primary Groundwater and Wellhead Protection Zone.
- Policy CON 3** Require non-residential developments with 25 or more users or 15 or more connections be added to the Primary Protection Zone whether they are serviced by a single well or multiple wells
- Policy CON 4** Implement wider input and documentation prior to issuing zoning certificates for non-residential uses.
- Policy CON 5** Promote proper wastewater management by encouraging on-site wastewater treatment system (OWTS) inspection and maintenance throughout the town.
- Policy CON 6** Enforce the Town-Wide Aquifer Protection Ordinance.
- Recommendation 11** Control potentially polluting land uses through local regulations.  
- Revise Zoning Regulations regarding permitted uses over aquifers  
- Revise local ordinances as needed to improve aquifer protection  
**Responsibility:** Town Council / Planning Board  
**Time Frame:** Short-term (1-2 years)
- 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 ongoing
- GOAL CON 2** **To promote conservation of Hopkinton's major natural features and of its traditional rural character**
- Policy CON 7** 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 8** 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

**Time Frame:** Ongoing

**Recommendation 14**

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.
- Revise the maps to reflect increases to regulated wetlands per new state law.
- 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 town, state and private agencies.

**Responsibility:** Conservation Commission / Planning Board / Hopkinton  
Land Trust

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

# Natural and Cultural Resources

## Introduction

The Natural and Cultural Resources chapter 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:

- Historic & Prehistoric 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 roads and waterways needs to be developed so that policies and procedures can be established for the protection of these resources.

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. Non-residential projects with 25 or more well users or 15 or more connections be added to the Primary Groundwater and Wellhead Protection Zone as soon as those milestones are reached.

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 6 shows where highly erodible soils exist in Hopkinton and special precautions should be implemented as part of any development.

**Map 3. Groundwater and Wellhead Protection Areas**

[INSERT MAP HERE]

**Map 4. Prime Agricultural Soils**  
**[INSERT MAP HERE]**

**Map 5. Wetlands**

[INSERT MAP HERE]

**Map 6. Highly Erodible Soils**

(INSERT MAP HERE)

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 7 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, which developed as a crossroad village. Hopkinton City became the town’s municipal center in the late 1700s. The 1790 Meeting House, now the home of the Hopkinton Historical Association, was used for Town Meetings from 1828 to 1860 at which time the present Town Hall was completed. The same threats to these resources still continue to exist:

- Lack of public knowledge: there is little promotion of the historic and prehistoric 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. Currently, there are 6 historic places included on the National Register:

- **Hopkinton City Historic District** (1974), located in in southern central Hopkinton, encompasses the area which was the predominant village from the 1810s to 1940s and today includes the Town’s government offices.
- **Wyoming Village Historic District** (1974), located between Hopkinton and the Town of Richmond, developed as an industrial village with its peak period of activity occurring between 1815 and 1870.
- **Tomaquag Rock Shelters** (1977), located in Tomaquag Valley, are two shelters which were occupied around 800 BCE and 800 CE, respectively, and excavated in the mid-twentieth century.
- **Black Farm** (1995), located on Woodville-Alton Road, is a 264 acre complex including a main structure and several outbuildings which date from the late-eighteenth to mid-twentieth century.
- **Hope Valley Historic District** (2004), located in the northeastern portion of the Town, is

recognized by its character and stock of buildings dating from the 1770s to 1870s.

- **Upper Rockville Mill** (2009), located in the center of Rockville village, was built between 1863 and 1870 and exemplifies the distinct character of industrial architecture during that time.

Historic places may also 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). The town should seek a Determination of Eligibility for listing on the National Register of Historic Places for locally important cultural landscapes.

TCPs are reminders of the spiritual practices of Native peoples that are considered by the Tribe(s) to be irreplaceable and sometimes threatened by development. There are places in Hopkinton which may be of ceremonial importance to the Narragansett Indian Tribe. The Town of Hopkinton will make efforts to work with the Narragansett Indian Tribal Historic Preservation Office (NITHPO), the New England Antiquities Research Association (NEARA) and the Rhode Island Historical Preservation and Heritage Commission (RIHPHC) to identify and protect important ceremonial sites in Town. The Hopkinton Land Trust has acquired a 14 acre property to protect the ceremonial landscape where over 700 stone structures thought to be indigenous have been documented. The Historic District Commission, Conservation Commission and Hopkinton Historical Association are all involved in this preservation and research.

**Map 7. Historic and Cultural Resources**  
[INSERT MAP HERE]

## State Guide Plans

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

## 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. Residents do not want economic development to 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 increased promotion to bring awareness to these resources.

## Accomplishments to 2016

- Formation of the Hopkinton Land Trust, which 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 planning efforts for non-residential developments.
- In 2004, the village of Hope Valley was listed on the National Register of Historic Places.
- In 2014 the Historic District Commission received a grant from the Rhode Island Historic Preservation Commission for training of new district commission members.
- In 2015 the Historic District Commission received a grant from the Rhode Island Historical Preservation and Heritage Commission to create a "Property Owners' Guide – Procedures, Design, Guidelines" for those living in the Historic District.
- The Historic District Commission has worked with the Hopkinton Land Trust in public education initiatives about the historic and traditional culture features of the Town of Hopkinton.
- The Historic District Commission, partnering with the Hopkinton Historical Association is engaged in maintaining historic cemeteries in the Town.
- The Historic District Commission in conjunction with the Hopkinton Historical Association has partnered with Hope Valley and Ashaway elementary schools in a yearly historical bus tour of the Town which has become part of the fourth grade school curriculum in Hope Valley.

- The Historic District Commission, in conjunction with the Hopkinton Historical Association, partnered with the Hopkinton Land Trust and the Hopkinton Conservation Commission in working with the Tomaquag Indian Museum on public education about the traditional cultural features on the Hopkinton Land Trust's Pelloni Property.

## 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 chapter, 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 and other entities 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.

**Policy NR 5** Promote energy self-sufficiency using renewable energy and energy conservation.

**Policy NR 6** Promote rehabilitation and full use of existing village and rural housing stock as a significant way to avoid sprawl and need to develop marginal lands. Consider incentives and other means to approach full occupancy of existing housing stock.

**Policy NR 7** Provide for a Technical Review Committee, or equivalent, to routinely consult with the Planning Board, Zoning Board and Town Council for major subdivision and land development projects and to independently review the project proposal. It is inherently unfair for the applicant to provide expert testimony with no or little competent technical oversight unless an objector with sufficient financial resources is able to balance, with his own experts, the natural tendency of applicant expert testimony to favor the applicant.

**Policy NR 8** Identify programs, grants, and alternative methods of purchasing properties that contain important wildlife habitat.

**Policy NR 8** Maintain consistency with RIDEM, DOH, and Water Resources Board regulations and policies as they apply to water resources in 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.

- Complete and update inventory of important natural features in Hopkinton
- Prepare specific strategies for preservation and protection of resources
- Implement Recommendations to carry out the strategies

**Responsibility:** Conservation Commission

**Time Frame:** Long-term (5+ years) and ongoing

**Recommendation 2** Prepare amendments to local ordinances including zoning that will enhance the protection of valuable wetland systems.

**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 to encourage efforts at forest resource management on state-owned forestlands
- Identify key parcels of land with significant, unprotected forest habitat and work to protect and connect important habitat areas
- Educate residents on the importance of forestry management
- Work with the Land Trust to acquire important forest habitat

**Responsibility:** Town Planner

**Time Frame:** Ongoing

**Recommendation 4** Utilize state inventory mapping to identify important parcels of land where habitat of rare and threatened species remains and where important habitat types exist.

**Responsibility:** Conservation Commission

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

**Recommendation 5** 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 ongoing

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

**Recommendation 6** Work with RIDEM and RIDOT to better implement best management practices at the State's outdoor salt storage facility in Hope Valley

**Responsibility:** Town Manager

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

- Recommendation 7** Update the Hopkinton Groundwater and Wellhead Protection Ordinance, including map, as the Town’s resources are evaluated and require protection.  
**Responsibility:** Town Planner, Town Council  
**Time Frame:** Mid-term (2-5 years)
- Recommendation 8** Formulate and implement a Town-Wide Wastewater Management Facilities Plan.  
**Responsibility:** Town Planner  
**Time Frame:** Long-term (5+ years)
- Recommendation 9** Formulate and implement a Town-Wide Stormwater Ordinance to provide for maintenance, funding and improvements to stormwater management .  
**Responsibility:** Town Planner, Town Council, Public Works, GIS Technician  
**Time Frame:** Long-term (5+ years)
- Recommendation 10** Formulate and implement a Town-Wide Non-Point Source Management Plan  
**Responsibility:** Town Planner  
**Time Frame:** Long-term (5+ years)
- Recommendation 11** Formulate and implement a Town-Wide Soil Erosion and Sedimentation Control Ordinance, and Earth Excavation Ordinance.  
**Responsibility:** Town Planner, Town Council  
**Time Frame:** Long-term (5+ years)
- Objective NR 3** *Preserve local agricultural operations and prime agricultural soils.*
- Recommendation 12** Maintain an up-to-date inventory of existing agricultural operations in Hopkinton to monitor the contribution of these operations to the local economy and make that information available to local residents  
**Responsibility:** Economic Development Commission, Conservation Commission  
**Time Frame:** Short-term (1-2 years) and on-going
- Recommendation 13** In concert with economic development goals and policies, revisit the Farm Viability Ordinance and prepare programs to assist agricultural operations that are viable businesses.  
**Responsibility:** Economic Development Commission / Conservation Commission  
**Time Frame:** Mid-term (3-4 years)
- Recommendation 14** 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 15** 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, Hopkinton Land Trust

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

**Recommendation 16** Provide a simple inexpensive process for large farms and other large landholders to split out single lots such as for a child or supplemental income when extensive residential or commercial development of the property is not anticipated.

**Responsibility:** Town Planner

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

**Objective NR 4** *Hopkinton residents of all ages will understand and value the Town's natural resources.*

**Recommendation 17** 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 18** 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 Indian Tribal Historic Preservation Office (NITHPO), the Hopkinton Historical Association, New England Antiquities Research Association (NEARA) and other preservation groups

**Policy HCR 2** Incorporate the review of historic and archaeological resources in the site plan review process

**Policy HCR 2** Identify Traditional Cultural Places or Properties (TCP) within Hopkinton and develop strategies for their protection.

**Objective HCR 1** *Identify the various significant historic, cultural and archaeological*

*resources of Hopkinton, including town owned properties, and take appropriate steps to preserve and protect these resources.*

- Recommendation 19** 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 ongoing

**Recommendation 20** .

**Recommendation 21**

- Recommendation 22** Prepare a revised listing of properties for possible designation in the National Register
- 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 23** 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 24** 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 ongoing

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

- Recommendation 25** 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 ongoing

**Recommendation 26** 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 ongoing

**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 27** 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.

## Public Services

### Water Supply

The Town does not have a municipal water supply system but the Richmond Water Department provides service to a part of Hope Valley. There were issues with well contamination in Hope Valley and a wastewater management district was established for the village in October 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 was 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 from Richmond was extended into the area. The town has been discussing plans to extend this system, but discussions are very preliminary at present. Residents in the rest of the town otherwise rely on individual or community wells.

The Richmond Water Department relies on groundwater sources via two wells in the Upper Wood Aquifer off Foley Drive. The primary well produces 648,000 gallons per day (GPD) and the back-up emergency well produces 324,000 GPD when the primary well is not in service.<sup>2</sup> The emergency well is not used during the course of normal daily operations but can run simultaneously with the primary well in the event of an extreme emergency such as a large fire. The RWD does not own or operate any water treatment facilities. There is a 300,000 gallon water storage facility that consists of one above ground standpipe with an overflow elevation of 281 feet. There is approximately 38,500 feet of 12-inch water main and approximately 5,700 feet of eight-inch water main. The system has no booster or transmission pumping stations. Well pumping and the Standpipe elevation operate the gravity feed distribution system. It has a single pressure zone. There are 94 residential and 44 commercial service connections. The average daily demand is 60,000 gallons per day. Subscribers are billed bi-annually for water service.

The Richmond Water District has expressed a desire to improve the existing water system by installing an additional elevated storage tank and booster pump station to help maintain the ability to supply the anticipated maximum demand. The 60,000 gallon average per day (GPD) is calculated over the course of a year, but demand changes seasonally. The Richmond Water Department estimates that average winter demand is about 75% of the average annual daily

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<sup>2</sup> Richmond Comprehensive Plan 2012

demand or 175,125 GPD. The average summer demand is estimated in the range of 150% of the average annual demand or 350,250 GPD. The Town currently maintains supply to meet a maximum daily demand of 648,000 gallons from the existing primary well source indicating that the water supply source should be sufficient to meet Hopkinton's needs for the foreseeable future.

The Richmond Water Department does not yet have a Water Supply System Management Plan (WSSMP) but Hopkinton endorses the recommendation, included in the Richmond Comprehensive Plan, that one should be developed and adopted. Hopkinton will cooperate with Richmond in developing and implementing a WSSMP. Hopkinton will also cooperate and participate in drought response measures, such as promoting water conservation and restricting outdoor watering as may be recommended by the RWD.

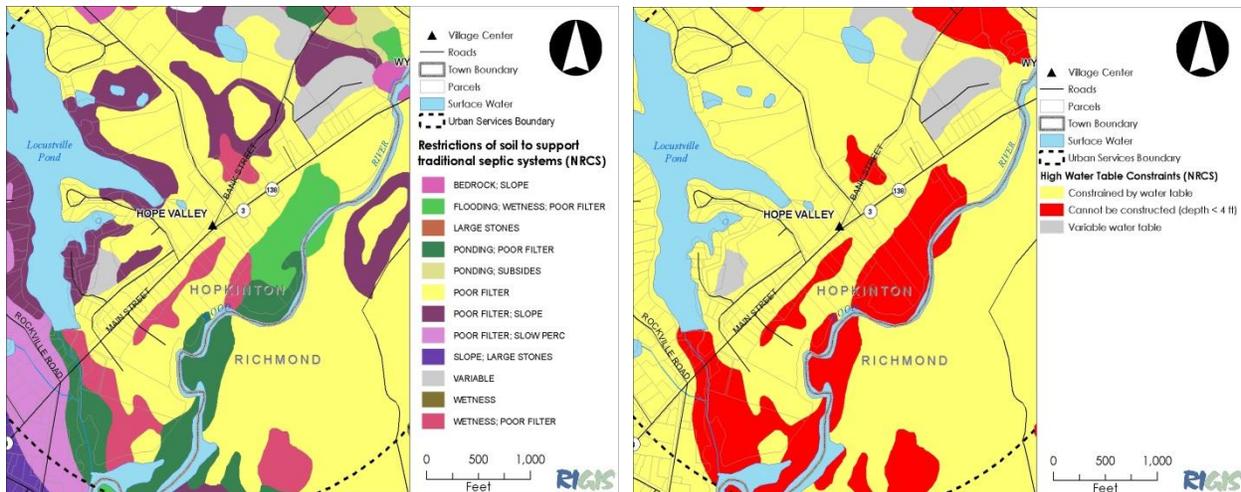
Outside of the village centers, it is still the responsibility of the private developer to develop a water source for potable and fire usage and OWTS on their property to meet the demands of their project. They must be able to demonstrate to the Town they meet the requirements of the Rhode Island Department of Health 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.

## WASTEWATER

The Town of Hopkinton does not presently have a sewer system or wastewater management district. Wastewater is managed by individual homeowners with Onsite Wastewater Disposal Systems (OWTS). 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 chapter 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 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 for 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.

## Solid Waste Management

Hopkinton does not offer municipal curbside 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. The current solid waste management system works well and is very cost effective for Hopkinton residents. It is expected to continue functioning well for the foreseeable future.

Hopkinton has an agreement with the Town of Westerly whereby local residents may obtain a waste disposal facility sticker that 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.

Over the past several years, Westerly has increased the types of materials which can be recycled at the facility to 25 categories. Items include, among others, propane tanks, electronics, scrap metal, used motor oil, automotive batteries and tires, oil filters, wood stove ashes, rubble, clothing and mattresses. The facility will also accept truck tires and refrigerators. Various fees are associated with these items, except for cooking oil, books, anti-freeze, bikes, scraps, paint, and rigid plastics, which are collected for free. Additionally, residents can also drop off leaves and grass at no charge and brush for a per-ton fee. All compost materials are currently sent to Earth Care in neighboring Charlestown. Westerly has also discussed implementing a municipal food-waste composting program.

Currently, the number of Hopkinton households which use the transfer station is not tracked and commercial and residential trash is collected in the same fashion. According to the Rhode Island Resource Recovery Corporation, the actual total solid waste received from the transfer facility yields a recycling rate of about 30 percent and an overall diversion rate (all items diverted from the landfill) of 39.8 percent. These are below the state goals for municipalities of 35 percent and 50 percent, respectively. Hopkinton will continue to work with Westerly to increase use of the drop-off facilities in an effort to meet state recycling and diversion goals.

## Energy

Rhode Island's Energy Plan, *Energy 2035 (Report 120)*, aims to create sustainable and affordable energy infrastructure that is able to meet the State's energy demands and stimulate economic growth. One of the primary strategies to achieve these goals is to increase fuel diversity by developing local renewable energy production facilities rather than relying on out-of-state energy sources. Reduction of energy consumption through community involvement and strategic municipal planning can also make a significant impact in the State's energy demand.

### Strategic Energy Planning

Global energy consumption has increased substantially over the last century due to economic growth and a changing standard of living. Increased land use creates a need for growing transmission infrastructure in order to meet the energy needs of expanding development.

Although Hopkinton has remained rural, its energy demand has increased significantly in the past several decades, making energy an essential component of The Town's strategic planning process.

Hopkinton can also benefit from improved efficiency through upgrades to its municipal facilities, and a community-wide effort to reduce energy consumption. Hopkinton's Energy Plan will coincide with the state's goals as well as The Town's Land Use plan goals discussed in the Land Use Section of this Comprehensive Plan. Statewide Planning's *Land Use 2025*, developed in 2006, promotes a "rural-urban plan" to be used by Rhode Island cities and towns as a guide for future development. This land use strategy encourages planned neighborhoods and mixed-use villages, while conserving and maintaining open space and farmland. By focusing future development in existing villages and strategic locations adjacent to Interstate 95, the Town of Hopkinton will be able to minimize the need for expansive energy infrastructure associated with sprawl. This type of planning also reduces the average vehicle miles traveled by residents and municipal vehicles, reducing the use of energy consumed by the transportation sector.

By making notable efforts to reduce municipal energy consumption, Hopkinton hopes to promote town-wide private and residential efforts to do the same.

### **Current Energy Sources and Distribution**

National Grid is Rhode Island's electricity transmission network. Electricity consumed in the state is transmitted from plants in New England and the Mid-Atlantic and is generated by natural gas, nuclear, coal, and hydroelectric power. Algonquin Gas Transmission Company supplies natural gas throughout Rhode Island and is supplemented by storage sites in the Appalachian Basin, as none currently exist in the state. Coal and petroleum derived fuels, such as diesel and gasoline are shipped to the state through the Port of Providence and are distributed locally by trucks and freight train.

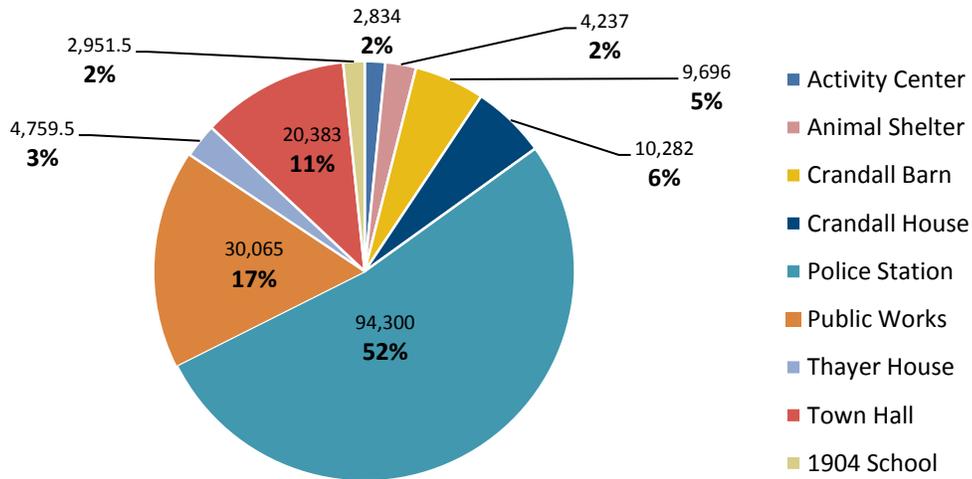
### **Municipal Consumption**

The primary forms of energy used by The Town of Hopkinton are electricity, propane, gasoline, and oil. In 2014, the total cost of The Town's electricity was \$62,374. This includes electricity consumed by street lights, the 1904 School, Town Hall, Department of Public Works facility, Animal Control facility, Crandall House and Barn, Police Station, and the Thayer House (Post Office).

Nearly half of the Town's electricity use is attributed to street lights. This includes street lights on Wellstown Road, Town House Road, and Main Street. Based on analyzed National Grid data from 2013 and 2014, the average annual electricity consumption due to street lights was approximately 169,000 kilowatt-hour (kWh). This costs the Town nearly \$50,000 annually, which accounts for 80% of Hopkinton's municipal electricity costs. Electricity costs vary across the town's many accounts and within each account over time. The unit cost of electricity in the data period ranges from a lowest observed cost at \$0.05/kWh for the Police Station to a high of \$0.36/kWh for the Wellstown Road streetlights. The Main Street streetlights also had a generally higher unit cost, which ranged from \$0.11/kWh to \$0.17/kWh, than the Town's other accounts.

Of the Town’s municipal buildings, also based on data from 2013 and 2014, the Police Station consumes the largest percentage of electricity at approximately 94,300 kWh per year. The Department of Public Works facility and Town Hall consume between 20,000 and 31,000 kWh annually. Combined, the Crandall House, Activity Center, and Crandall Barn consume almost 23,000 kWh. The 1904 School, which is no longer in use, the Thayer House, and the Animal Control facility each consume less than 5,000 kWh annually.

**Figure 2: AVERAGE ANNUAL ELECTRICITY CONSUMPTION BY FACILITY  
(KILOWATTS PER HOUR)**

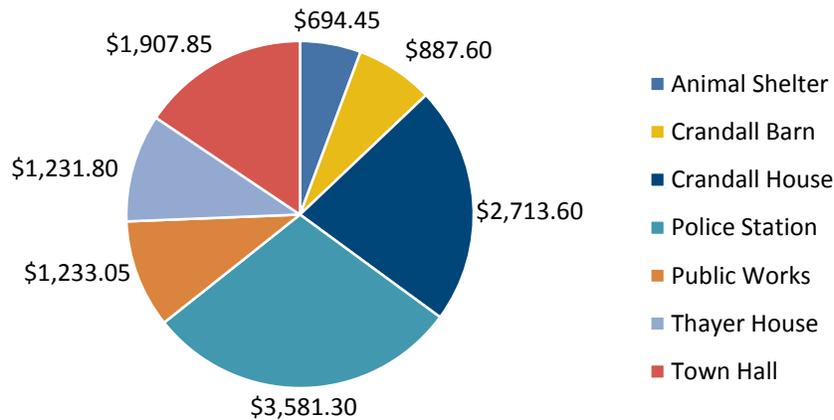


Based on Suburban Propane data from 2013 and 2014, the Town’s average yearly propane costs total \$9,930. This includes propane used to heat the first and second floors of Thayer House as well as the Police Station. The police station consumes about 72% of the Town’s total propane. Although propane consumption by the Town’s municipal facilities declined from 2013 to 2014, the price of propane increased, resulting in higher 2014 costs.

Oil is used to heat the DPW Facility, Town Hall, Crandall House, Crandall Barn, and the Animal Shelter. The total average yearly oil cost for these buildings is \$23,822 according to the 2013 and 2014 data from Gingers Oil.

The combined propane and oil heating cost for the Town is \$33,752 per year. The heating cost for each municipal facility is depicted on the chart below.

**Figure 3: AVERAGE ANNUAL HEATING COST BY FACILITY**



The Town’s highest energy costs are attributed to gasoline consumption by municipal vehicles used by the police department and the Department of Public Works. The Town’s municipal vehicles use at least 27,300 gallons of gas per year.

The Police Department has 18 vehicles used by the Town Managers, Chiefs, Captains, Supervisors, Front Line Officers, and Detectives. The Police Department also has a Humvee for emergency use and three vehicles used for detail. The fuel consumption for the month of January 2015 was 1,442 gallons at a cost of \$3,243. Due to seasonal variability in vehicle use, and winter months consuming less fuel, the actual yearly gasoline consumption and cost for police vehicles are much higher than the pro-rated value produced from the January 2015 data. The Police Department estimates the actual cost of fuel consumption to be in the range of \$60,000 per year. The average fuel efficiency of the police vehicles is approximately 17.8 miles per gallon. Several of the more recently purchased vehicles have efficiencies of approximately 20-22 mpg.

The Department of Public Works has 20 vehicles, including pickup trucks, a street sweeper, a bucket truck, and a backhoe. The yearly gasoline consumption is approximately 9,968 gallons, which costs the DPW approximately \$32,550 annually, depending on fuel price fluctuations.

### **Renewable Energy**

The majority of the energy consumed nationally is generated from nonrenewable foreign resources. Global competition for fuel sources creates unstable and unpredictable prices, with the potential for local supply shortages. This indicates a need for locally generated renewable energy in order to ensure economic security. Renewable energy technology has evolved to allow rising global energy demands to be met in a more sustainable way, but it is crucial for this to be implemented on a community level.

The Town of Hopkinton can benefit from renewable energy generating technologies as a way to decrease long term energy costs, increase The Town’s energy independence, and reduce greenhouse gas emissions. Renewable energy projects also have the potential to create local jobs, particularly in the fields of construction and professional and technical services.

A solar farm has been approved at the location of a 7.5-acre former gravel pit south of Bank Street. Renewable energy opportunities presently include photovoltaic solar energy systems in commercial and manufacturing districts and photovoltaic installations at the 52-acre capped landfill site located on Assessor's Plat 13 Lot 27 o Stubtown Road.

### **SINCE 2010**

- In order to assess the need for municipal facility improvements, Preliminary Energy Audits were conducted by Johnson Controls and Noresco, both in 2011. Each of these audits evaluated the energy use of Town's public buildings and recommended upgrades to the facilities that would help to increase efficiency and reduce overall energy consumption.
- Between 2012 and 2013, The Town made numerous municipal upgrades using its Energy Efficiency and Conservation Block Grant (EECBG). The EECBG program was enacted in 2009 as part of the U.S. Department of Energy's American Recovery and Reinvestment Act, a national investment in community level energy efficiency and renewable energy technologies. Upgrades made using these funds include updated furnaces in the DPW Garage, replaced heating and cooling units in the Town Hall, Energy Star light bulbs, Energy Star appliances installed in Crandall House, and building weatherization measures, such as insulation and door replacements.
- In 2012, the town made an agreement with National Grid to construct an Electric Substation off RT 216 (Ashaway Road) at AP 2 Lot 38, which will replace two existing substations: Oak Street (AP24 Lot 49) and Hope Valley at Dow Field (AP28 Lot 143). This new substation is necessary to meet the increased and ever-growing energy demands of the community. After much consideration, the location of the new substation was chosen because of its minimal visibility from bordering properties, its proximity to existing transmission lines, and subsequently its minimal impact on the landscape. This substation is an improvement for the town with regard to supply capacity and aesthetics.
- In January, 2014, a zoning amendment was passed allowing photovoltaic solar energy systems to be installed in the commercial and manufacturing districts.
- As part of a state-wide initiative, the Town is working with National Grid, to evaluate the possible purchase of approximately 500 streetlights to be converted to LEDs. This is a multi-year project in the pre-installation phase of evaluating feasibility and cost. With street lighting being Hopkinton's largest electricity expense, this project could significantly reduce the town's energy consumption and cost.

### **CHALLENGES**

- Funding for municipal facility improvements.
- Public awareness and support of climate change, energy efficiency, and renewable energy alternatives.

### **Emergency and Public Safety**

The Town of Hopkinton Police Department is located in a recently completed new station at 406 Woodville Road, near the Town's municipal offices. The force is comprised of 15 officers and 7 civilian employees. Hopkinton is provided full, twenty-four hour service by the Department, which received over 20,000 calls in 2014. The Department also provides animal control services.

The Ashaway Volunteer Fire Association (AVFA) and Hope Valley Wyoming Fire District (HVWFD) are Hopkinton's two responders to fires. AVFA was chartered in 1936 and its firehouse has recently been renovated and added on, following approval from district taxpayers. From 2009 to 2015, AVFA averaged 379 annual responses. HVWFD was established in 1982 and includes two stations within the Town's boundaries, at 996 Main Street and Camp Yawgoog. From 2009 to 2015, the district, which also includes a portion of neighboring Richmond, has averaged 479 annual responses.

### **Social Services**

The villages of Ashaway and Hope Valley are also both served by their own libraries. Each is a member of the Ocean State Libraries system, allowing all other participating libraries in the State of Rhode Island access to their collections.

Ashaway Free Library ([ashfreelib.org](http://ashfreelib.org)) is located on Knight Street in Ashaway and is regularly open during weekdays and Saturdays. The independent, non-profit library offers a collection of over 25,000 media items including books, periodicals and DVDs. Computers with internet access are available for use and events and programs are held continuously throughout the year.

Langworthy Public Library is located on Spring Street in Hope Valley and its goal is to provide readily available access to materials, services and information for the education, entertainment and enlightenment of all. The library is open during weekdays and Saturdays, providing local history archives, year-round programs and events and internet-accessible computers. The library has additionally established a technology plan with a vision of providing its visitors with up-to-date electronic resources through its facility, website ([langworthylibrary.org](http://langworthylibrary.org)) and social media pages.

The Town's Department of Senior Services is located at the Crandall House on Main Street and provides Hopkinton's senior and elderly populations with several programs including weekly lunches and coffee hours, tai chi twice each week and a monthly visiting nurse. Individuals aged 65 years and older who have been Town residents and homeowner for a minimum of five years may also receive a property tax discount dependent on their income. Some services are also provided by the Wood River Health Clinic a private, non-profit community health center.

The Town of Hopkinton is one of three towns, along with Charlestown and Richmond, served by the Chariho Regional School District ([chariho.k12.ri.us](http://chariho.k12.ri.us)). In its current strategic plan, *Vision 2018*, the District states a mission to ensure students meet high academic standards and are prepared for lifelong learning and productive global citizenship and outlines four goals:

1. All students will acquire the knowledge to meeting the increasing demands of a globally influenced world.
2. All schools will be rated as commended or leading.
3. All families and the community will demonstrate respect for and value of education.
4. All students will utilize technological tools to enhance and expand opportunities to learn.

Six strategies encompassing 33 actions are additionally established to ensure *Vision 2018* is met successfully.

Kindergarten through grade four learning is provided at both Ashaway Elementary School and Hope Valley Elementary School. Hope Valley additionally provides preschool education. Chariho Middle School, located in Richmond, encompasses grades five through eight. Chariho High School, also in Richmond, provides curriculum for grades nine through 12 and offers students the opportunity to be enrolled in the Chariho Area Career and Technical Center. The Center offers a wide range of programs, such as cosmetology and engineering, drafting and design, which allows eligible students from Hopkinton and several other communities to be industry certified and earn college credits at the time of receiving their high school diploma.

## 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. A Town Hall Expansion plan has been prepared to address these office space concerns and construction is expected to begin in 2016 or 2017. Developing a long-term Capital Improvement Plan will also 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 Recreation Department and Senior Services Department are 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 is aging. The Crandall House itself is the original farmhouse. A modern fire alarm system was recently installed, but the building is in need of 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 Finance and Planning Departments. 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 can 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.

A future use or other fate for the 1904 Ashaway Elementary School needs to be established to make it more cost effective to own and maintain. The school is an historic structure that is currently not in use. Alternatives that have been discussed include demolition, sale or lease, deeding it to the Chariho Regional School District, and rehabilitating it for education or other community use.



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. These dams and culverts need to be inspected and those found to be deteriorated should be repaired or replaced as needed.

## Public Comment

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.

**Map 6. Public Services and Facilities**  
[INSERT MAP HERE]

## Accomplishments to 2016

- 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.
- Instituted a low interest Onsite Wastewater Treatment System repair loan program in conjunction with the Rhode Island Infrastructure Bank, Rhode Island Housing and the Department of Environmental Management.



## 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

**Policy PSF 1** Support creating positive incentives for encouraging volunteers for the Fire and Ambulance Service to meet the personnel requirements for adequate staffing.

*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:** Ongoing

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

**Recommendation 2** 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:** Mid-term (3-5 years)

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

**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:** Short-term (1-2 years) and 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 Hazardous Materials Plan as part of the Town's Emergency Operations Plan to identify the issues of hazardous materials in the workplace and on roadways.

**Responsibility:** Emergency Management Director

**Time Frame:** Mid-term (3-4 years) and ongoing

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

**Policy PSF 2** Coordinate planning and implementation efforts with other local and regional social service organizations to improve access to services needed by residents.

**Policy PSF 3** 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.

**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** Determine the transportation needs of the senior citizens and youth in order to assist in their participation in 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 4** 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 5** Use local regulations to control land uses to protect drinking water quality.

**Policy PSF 6** Work with the Town of Richmond in the coordination of water supply protection planning.

**Recommendation 9** 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 ongoing

**Recommendation 10** 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:** Ongoing

**Recommendation 11** Implement the newly approved town-wide Wastewater Management Facilities Plan, and develop a Non-Point Source Management Plan (stormwater runoff) consistent with the Natural/Cultural Resources chapter of this Plan.

**Responsibility:** Town Planner

**Time Frame:** Mid-Term (3-4 years) and ongoing

**Recommendation 12** 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:** Ongoing

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

**Policy PSF 7** Involve Richmond and Charlestown in planning for the future of the Chariho Regional School District.

**Policy PSF 8** Recognize Hopkinton's library services as a valuable cultural resource.

**Policy PSF 9** Conduct periodic assessments of needs for capital facilities related to education

**Policy PSF 10** Provide a formal organizational structure for regional education issue resolution.

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

**Policy PSF 11** Continue to comply with the Rhode Island Office of Library and Information Service standards.

**GOAL PSF5 To Reduce Hopkinton's energy consumption**

**Policy PSF 12** Increase the energy efficiency of municipal facilities and vehicles

**Policy PSF 13** Incorporate energy efficiency and sustainability in design of Town Hall renovations.

**Recommendation 13** Conduct a full audit of all public buildings and implement recommended changes.

**Responsibility:** Town Council/Town Manager/DPW

**Time Frame:** Mid-term (3-4 years) and ongoing

**Recommendation 14** Evaluate the feasibility and cost of installing photovoltaic and/or wind powered electricity generating technologies on municipally owned lands and facilities, particularly building rooftops and the capped landfill on Stubtown Road.

**Responsibility:** Town Manager/Town Planner/DPW

**Time Frame:** Mid-term (3-4 years) and ongoing

**Recommendation 15** Replace the Town's vehicle fleet with fuel efficient vehicles. Encourage the purchase of alternative fuel vehicles when possible.

**Responsibility:** Police Department/DPW

**Time Frame:** Ongoing

**Policy PSF 14** Through public awareness and education, encourage residents to reduce their energy consumption.

**Recommendation 16** Create an energy conservation webpage on the Town's website with educational material about energy efficient home improvements, such as weatherization, energy efficient light bulbs, and replacing HVAC systems.

**Responsibility:** Town Planner/Building Official/IT Director

**Time Frame:** Mid-term (3-4 years) and ongoing

**Policy PSF 15** Endorse future land development that is sustainable, energy efficient, and in accordance with the Town's Future Land Use Map.

**Policy PSF 16** Continue to implement policies and regulations that promote development adjacent to I-95 and limit sprawl in order to mitigate the need for expansive energy infrastructure.

**Recommendation 17** Consider incentives for businesses to utilize energy efficient techniques in new and re-development building projects.

**Responsibility:** Planning Board

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

**Responsibility:** Planning Board  
**Time Frame:** Ongoing

**Policy PSF 17** Encourage renewable energy projects in the private sector.

**Recommendation 18** Identify and evaluate regulatory/ zoning deterrents of renewable energy projects. Adopt regulations that encourage small scale renewable energy installations.

**Responsibility:** Planning Board  
**Time Frame:** Mid-term (3-4 years)

**Recommendation 19** Consider expanding the current zoning regulations to allow photovoltaic installations in residential districts.

**Responsibility:** Planning Board  
**Time Frame:** Mid-term (3-4 years)

**Recommendation 20** Consider a zoning ordinance to permit wind-energy projects in appropriate zoning districts.

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

# Circulation

## Introduction

The primary mode of transportation for residents and visitors to access, travel within and commute to work in Hopkinton is operating a motor vehicle. The percent of households owning at least one motor vehicle has increased slightly from 94.7 percent in 2000 (US Census) to 95.6 percent in the 2010-2014 period (American Community Survey 5-year estimates) while households owning three or more vehicles has risen from 21.7 percent to 28.3 percent in the same time frame. Biking and walking are additional modes, though they are both used more commonly for recreation than for transportation. Public transportation provided by the Rhode Island Public Transit Authority (RIPTA) allows weekday connections to Providence, the state's capital and metropolitan center.

## Road System

Hopkinton is served by a network of rural roadways significantly unchanged for over a decade. Primary roads connect village centers and provide access to Interstate 95. 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. Map 8 shows the major and minor roadways and they are listed in Table 8.

- **Expressway:** An expressway is designed specifically for high speed travel. 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 Connecticut to Richmond, a distance of approximately 5.7 miles.
- **Arterial:** A minor arterial carries 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 Westerly to I-95 is the only road in Hopkinton classified as a minor arterial.
- **Collector:** A collector delivers traffic from local residential roads to the arterial. Land access is a secondary function of the collector street but is generally less restrictive than on arterials. A minor amount of through traffic can be carried by a major collector. Minor collectors most often provide movement of local traffic within residential areas. There are 22.80 miles of classified major collectors and 19.90 miles of classified minor collectors in Hopkinton.
- **Local:** There are approximately 100 miles of local roads in Hopkinton, most of which are paved. They provide direct access to abutting properties and serve to provide low levels of mobility to and from collectors and arterials.



**Map 7. Circulation System**  
[INSERT MAP HERE]

**TABLE 7: FUNCTIONAL CLASSIFICATION OF ROADWAYS**

CLASSIFICATION AND NAME	FROM	TO	LENGTH (MILES)
<b>Interstate</b>			<b>5.7</b>
Interstate 95	Connecticut State line	Richmond Town line	5.7
<b>Urban Principal Arterial</b>			<b>3.6</b>
Main Street (RI-3)	Westerly Town line	I-95 Exit 1	3.6
<b>Urban Collector</b>			<b>6.1</b>
High Street	Main Street	Connecticut State line	0.9
Ashaway Road	Main Street	Diamond Hill Road	2.3
Chase Hill Road	Main Street	Ashaway Road	2.1
Maxson Hill Road	Main Street	Diamond Hill Road	0.8
<b>Rural Major Collectors</b>			<b>21.3</b>
Alton Bradford Road	Westerly Town line	Richmond Town line	2.7
Woodville Alton Road	Alton Bradford Road	Main Street	4.5
Ashaway Road	Diamond Hill Road	Alton Bradford Road	1.6
Spring Street	Exeter Town line	Main Street	5.1
Mechanic Street	Main Street	Richmond Town line	1.0
Main Street / Nooseneck Hill Road (RI-3)	I-95 Exit 1	Richmond Town line	6.5
<b>Rural Minor Collectors</b>			<b>23.7</b>
Arcardia Road	Main Street	Richmond Town line	1.6
Burdickville Road	Alton Bradford Road	Charlestown Town line	0.6
Fenner Hill Road	Spring Street	Main Street	3.0
Canochet Road	Main Street	Spring Street	2.8
Clark Falls Road	Connecticut State line	Main Street	1.8
Diamond Hill Road	Maxson Hill Road	Tomaquag Valley Road	1.1
Dye Hill Road	Spring Street	Richmond Town line	3.9
Fairview Avenue	Dye Hill Road	Bank Street	1.5
Grantville Extension	Terminus	Mechanic Street	0.2
Laurel Street	High Street	Maxson Street	0.9
Maxson Street	River Road	Main Street	0.3
North Road	Canochet Road	Spring Street	0.4
Diamond Hill Road	Tomaquag Valley Road	Ashaway Road	0.9
Skunk Hill Road	Dye Hill Road	Richmond Town line	1.8
Woodville Road	Main Street	Richmond Town line	3.1

Source: RIGIS

### Public Transportation

The Rhode Island Public Transit Authority (RIPTA) provides weekday bus service to Hopkinton on its 95x route, connecting Providence and Westerly via RI-3 and I-95. A fixed stop is located at the park-and-ride lot at I-95 Exit 1 and all buses are equipped with bicycle racks to facilitate multi-modal travel. A Fridays-only rural ride, 301, provides several stops in Hopkinton along its route between Westerly Station and Stilson Road in Richmond. RIPTA additionally provides ADA compliant paratransit service through its RIDE Program. Use of public transportation as a means of commuting to work increased slightly from 2000 (0.4 percent as identified in US Census sample data) to 2014 (0.5 percent as estimated by the American Community Survey in its 2010-2014 5-year estimates).

### Bike Riders and Pedestrians

An on-street bike route begins in the village of Bradford in Westerly, travelling along Riverside

Drive to Alton-Bradford Road in Hopkinton and Burdickville. From Burdickville, the route continues into Alton, then on Church Street in Richmond to Wood River Junction. The route terminates on Alton-Carolina Road in Charlestown, ending in Carolina. Although there are no commuters biking to work identified in either the 2000 Census or the 2010-2014 ACS 5-year estimates, many residents indicate an interest in biking, particularly for recreational purposes, and the Town would like to expand access by developing a bike path in cooperation with RIDOT, Richmond and/or Charlestown to connect with the existing South County path.

There are many local hiking trails within open space and conservation lands, but otherwise no formal walking paths through Hopkinton. Sidewalks and crosswalks are found mostly within the more active village centers, such as Hope Valley and Ashaway. From 2000 (US Census) to the 2010-2014 period (ACS), the number of workers walking from home to work (and from work to home) has doubled, though walking commuters account for only 1.6 percent of all workers as of the 2010-2014 period.

## **Future Transportation Needs**

In general, the existing transportation system is adequate to meet both current and anticipated transportation needs. 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/or that 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 to 2017**

- 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.
- Widened, repaved and replaced a culvert on Palmer Circle leading to a new, office complex.
- Please contact Planning Department for a more complete listing of roadway improvements

## 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 C2** Maintain a formal program for road maintenance, new road construction, and accompanying drainage facilities.

**Policy C3** 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.

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

**Recommendation 1** 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 2** 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 3** 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) and ongoing

**Objective C 4**

*Encourage the development of linear recreational transportation facilities that support the increased use of alternatives to motor vehicles for transportation and provide a more equal balance between transportation modes.*

**Recommendation 4**

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 chapter).

**Responsibility:** Recreation Commission

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

**Objective C 5**

*Preserve the rural character of scenic roads.*

**Recommendation 5**

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

**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 to 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 recent industrial businesses and professional offices in Hopkinton has been in the area nearby I-95 Exit 1. The Hopkinton Industrial Park is a building constructed on Gray Lane in 2008. It contains office and manufacturing space available for lease. Businesses currently within the park include HTPMeds and HiTech Machine and Fabrication, both a Division of Hitachi America. HTPMeds manufactures medical tubing while HiTech Machine and Fabrication machines parts for the Department of Defense industry. L3 Chesapeake Sciences Corporation is a developer and manufacturer of anti-submarine ware systems. They are a high-technology company that specializes in the development, testing and integration of towed sonar arrays for use on-board submarines and surface ship combatants. Phoenix Optix manufactures copper and fiber optic cables. Seacon Phoenix manufactures parts for both military and commercial use for underwater and high pressure harsh environments. Both Phoenix Optix and Seacon Phoenix are a division of TE Connectivity. Another fine example of Exit 1 economic development is A/Z Corp, which is located in a separate building at the corner of Wellstown Road and Route 3. A/Z Corp is a leading specialty design and engineering firm.



At Exit 1, ProSystems Integration and Hi-Tech Profiles Inc. are located across from the RIPTA Park and Ride lot, although there are no sidewalks or crosswalks connecting the business to the lot. ProSystems Integration is a design and engineering firm that manufactures panels and control cabinets. They recently moved their headquarters from Plainfield, Connecticut. 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. At Exit 1, ProSystems Integration and Hi-Tech Profiles Inc. are located across from the RIPTA Park and Ride lot



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. The 2012 USDA Census of Agriculture showed the number of Rhode Island farms increased 2 percent and the amount of land in farms was up 2.6 percent from 2007. Rhode Island farms grossing less than \$50,000 in sales make up the majority of farms, remaining at 1,046 from 2007, while those grossing \$50,000 or more in sales increased by 13.9 percent to 197 in 2012<sup>3</sup>.



Washington County has experienced more accelerated growth than the state in its farms' economic production. Between 2007 and 2012, the number of farms grossing \$50,000 or more in sales increased by 23.2 percent to 69. Additionally, the number of farms in 2012 grossing \$100,000 or more was greater than in any other county, making up 38.9 percent of the state total (itself a 4.7 percent increase from the previous census)<sup>4</sup>.

In Hopkinton, there are more than 20 active farms producing 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 and 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 other farm-based sources, such as farm stands.

The Town would like to focus future larger-scale economic development initiatives around Exit 1 initially and then possibly around Exit 2 over the long term. 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

<sup>3</sup> USDA Census of Agriculture, 2007 and 2012

<sup>4</sup> Ibid.

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 to 2016

- 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 areas of economic development with technology districts.
- Town adopted an Aquifer Protection Overlay District and a Wastewater Management District in Hope Valley.
- 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

**Policy ED 5** Support the adoption of the Exit 1 Development Area Study by the Town Council

**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 ongoing

**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**

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 chapters of this plan with regards to potential development opportunities

**Responsibility:** Economic Development Commission

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

**Recommendation 3**

Delineate, map, and protect the stratified drift aquifers that can support a new water supply system for 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:** Town Council and Economic Development Commission

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

**Recommendation 4**

Identify and zone new areas for manufacturing and commercial sites

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

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

**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 5**

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 Commerce RI to direct these industries to Hopkinton
- Work with Commerce RI, the federal Job Training and Partnership Act (JTPA), and the Rhode Island Department of Labor and Trainin (RIDLT) to address specific needs of the workforce

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

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

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

**Policy ED 6** Provide and support the necessary services required to entice businesses to Hopkinton

**Policy ED 7** Work with existing local businesses to strengthen their position and solve problems

**Recommendation 6** 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
- 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:** Short-term (1-3 years)

**Recommendation 7** Work with Commerce RI 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:** Ongoing

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

**Policy ED 8** Support and promote services, facilities, and programs directed to assist the local tourism industry.

**Policy ED 9** Work with local chamber of commerce and business associations to further support their efforts.

**Policy ED 10** Cultivate relationship with the South County Tourism Council

**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 8** Prepare promotional brochures  
**Responsibility:** Economic Development Commission  
**Time Frame:** Short-term (1-2 years)

**Recommendation 9** Develop signage program directing tourists to town attractions  
**Responsibility:** Economic Development Commission  
**Time Frame:** Mid-term (3-4 years)

**Recommendation 10** Provide necessary services such as trash and debris removal and public restrooms at major public sites.  
**Responsibility:** Economic Development Commission / Public Works Director  
**Time Frame:** Short-term (1-2 years) and ongoing

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

**Policy ED 11** Support agricultural operations remaining in town and take necessary steps to preserve them.

**Policy ED 12** Assist agricultural operations that are viable businesses in concert with Natural and Cultural Resources Goals and Policies,

**Recommendation 11** 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 ongoing

**Recommendation 12** 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 ongoing

# Housing

## Introduction

The Housing chapter 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 chapters within the Comprehensive Plan, including the Land Use chapter and the Public Services and Facilities chapter.

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, shall be income restricted for at least 30 years and shall be developed with the assistance of a federal, state or municipal subsidy program. It should be noted affordability has separate definitions for renters and owners; affordable rental units may be priced at a maximum for potential renters earning 80 percent of the area median income while the percentage rises to 120 for potential owners. The Plan 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. This plan provides the state mandated housing production plan for LMI qualified housing, and establishes goals, policies and recommended strategies to fulfill housing needs locally and in support of the state's overall efforts to provide affordable housing to its residents.

It is important to Hopkinton that affordable homes be available to those who need them, whether or not those homes are LMI qualified. 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 2016 Fact Book, the annual household income needed to own a home in Hopkinton is \$66,273 and the amount needed to rent a two-bedroom apartment is not reported. The statewide average is \$49,520<sup>5</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 \$40,240. This gap suggests 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. 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.

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<sup>5</sup> HousingWorks RI 2016 Fact Book available at [www.housingworkri.org](http://www.housingworkri.org).

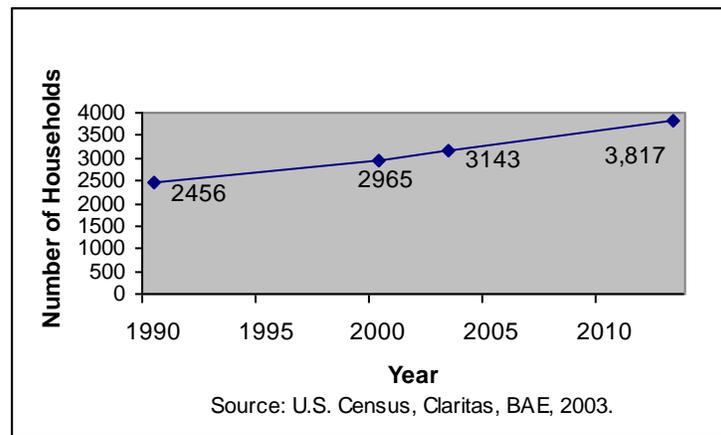
These factors have also greatly impacted Hopkinton and the state’s ability to produce new affordable housing units. As described in this chapter, Hopkinton has made strides to meet the demand for low and moderate income (LMI qualified) units. The economic recovery has again led to plans for new market and LMI units in Hopkinton, although these plans appear to be moving forward slowly.

### Population and Households

According to the 2010 US Census, the population of Hopkinton was 8,188. 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 continued, as shown in Figure 4. However, after 2005, the rate of new home construction and population growth in Hopkinton leveled off. According to Rhode Island Statewide Planning projections, there were 8,346 persons in Hopkinton in 2010, an increase of only 1.9%.

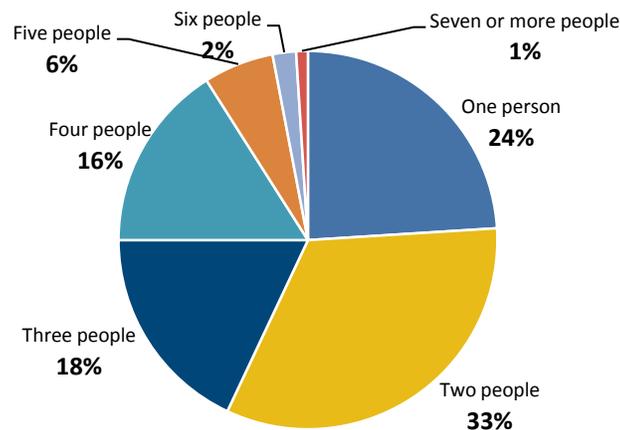
In 2013, Rhode Island Statewide Planning revised their population projections. The revised projections still portray a growing community, although at a slower rate. According to the projections, Hopkinton will gain an additional 382 residents by 2020 to grow from 8,188 in 2010 to 8,570, a total increase of about 4.6%. At the current average household size of 2.56 persons, that indicates a need for an additional 150 housing units to accommodate anticipated population growth.

**Figure 4: TOTALHOUSEHOLDS, 1990-2013**



Hopkinton is largely composed of family households and is similar to many other towns in Washington County in having a high proportion of homeowners compared to the state. In 2010, 79.8 percent of households in Hopkinton were owner-occupied, compared to 60.7 percent of households in Rhode Island. According to the U.S. Census, there were 645 renter-occupied households in Hopkinton in 2010. In 2010, 29.2% of family households in Hopkinton included children under the age of 18 years (932 households). Hopkinton has 23.1% elderly occupied (65+) households and 8.9 percent headed by residents aged 25 to 34 years old. Figure 5 presents the size of Hopkinton households in 2010. Overall, Hopkinton is a growing community of family homeowners, headed by residents who are predominantly within child-bearing years.

**Figure 5: HOUSEHOLDS BY SIZE, 2010**



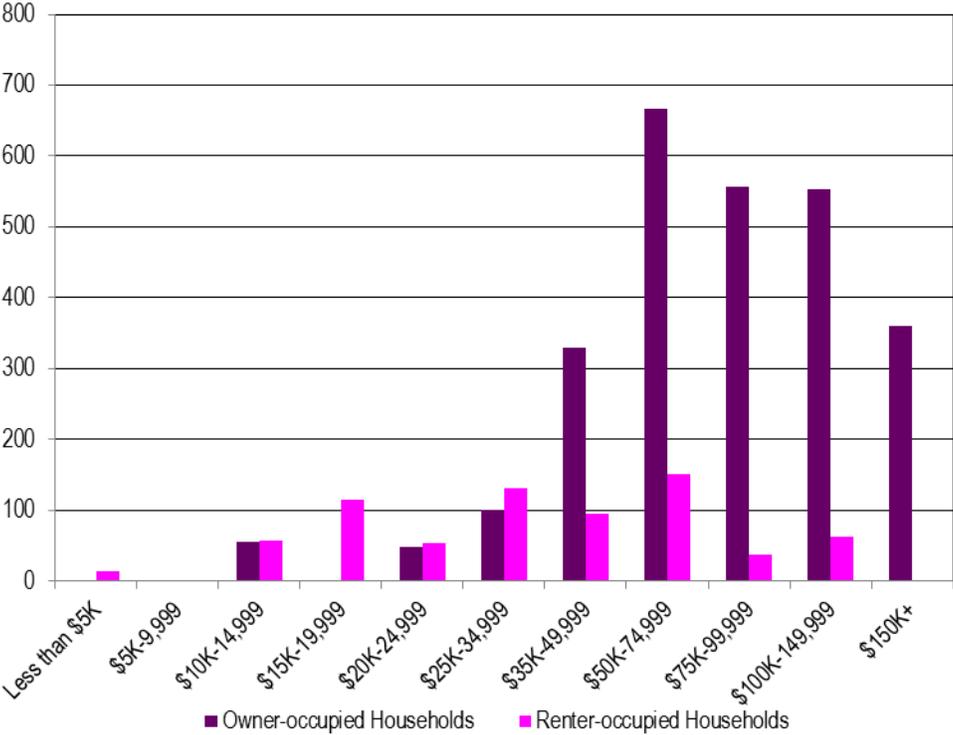
Source: 2010 US Census

## Income

Hopkinton is also a middle-class community with median household incomes slightly higher than the state. The 2015 5-year American Community Survey estimated that Hopkinton had a median household income of \$70,413 compared to a statewide median household income of \$56,852. Hopkinton has a slightly lower proportion of low income households than Washington County, with 11.9 percent of households having incomes below \$25,000 and 4.9 percent below \$15,000. However, Hopkinton also does not have as many high income households as other communities in southern Rhode Island. At least 55 percent of all households in the towns of East Greenwich, Exeter, New Shoreham, Richmond and West Greenwich have earned \$75,000 or more in the last 12 months. According to 2015 ACS 5-year estimates, approximately 43.7 percent of households in Hopkinton earned \$75,000 or more in the last 12 months. Nearly one-quarter of households in Hopkinton earned between \$50,000 and \$75,000, incomes most similar to neighboring Charlestown and one of the highest percentages in Washington County.

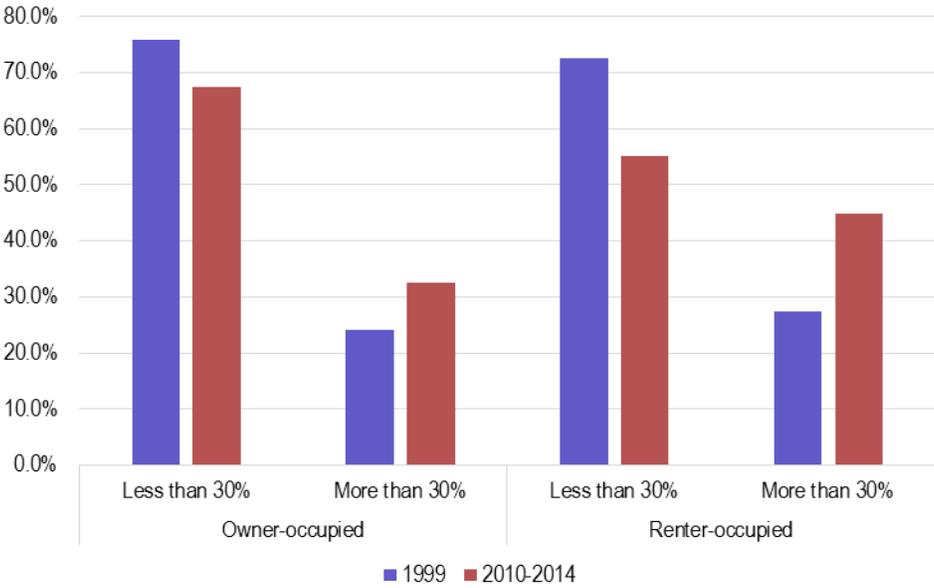
The predominance of middle class homeowners in Hopkinton masks a starkly different income profile among Hopkinton's renters. Figure 6 presents the 2014 ACS 5-year estimates of owner-occupied and renter-occupied household incomes in Hopkinton. 26.1 percent of renter households earned less than \$20,000 annually compared to 2.1 percent of homeowners. 65.0 percent of renters in Hopkinton earned less than \$50,000 while nearly 80 percent of owners 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 7 depicts the changing cost burdens of Hopkinton owner-occupied and renter-occupied households. According to HousingworksRI, 57 percent of renter households in Hopkinton paid more than 30 percent of household income for gross rent in 2014. According to the Comprehensive Housing Affordability Strategy (CHAS) database, in 2010 Hopkinton had a total of 970 households (29.6 percent) that earned less than 80 percent of median household income.

**Figure 6: OWNER AND RENTER HOUSEHOLDS BY INCOME, 2010-2014**



Source: 2010-2014 American Community Survey 5-year estimates (in 2014 US Dollars)

**Figure 7: COST BURDEN AS A PERCENT OF HOUSEHOLD INCOME, 1999-2014**



Source: 2000 US Census and 2010-2014 American Community Survey 5-year estimates

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 590 households at or below 80 percent of median income with significant housing cost burdens in 2010. Of those, 590 households, 42 percent were elderly households, 46 percent were families and 12 percent were single-person households and other non-family households (“Other”). 165 of the low and moderate income households were renters, and 425 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 homeowner families. However, Hopkinton also has significant need among its renter and elderly owner households. The housing strategy needs to accommodate the housing burdens across household types and tenure patterns.

**Table 8: Housing Needs for Households at or Below 80 Percent of Median Income, 2010**

Type	COST BURDENED HOUSEHOLDS (a)			Percent of Combined Total	Gap (c)
	Owner	Renter	Combined		
Elderly	150	100	250	42.4%	-
Family	230	40	270	45.8%	-
Other (b)	45	25	70	11.8%	-
<b>Total</b>	<b>425</b>	<b>165</b>	<b>590</b>	<b>-</b>	<b>387</b>

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

(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: HUD CHAS Data Tabulations, 2006-2010

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. It should be noted, however, that the CHAS database is based on population sampling. Due to the small sample size in Hopkinton, most of the CHAS estimates have margins of error in excess of 25%. According to Statewide Planning, estimates with margins of error greater than 25% should be used only where there are no other available sources of data. There are no other sources of data available for Hopkinton. Therefore we present the CHAS data along with a caution regarding their reliability.

According to the 2015 CHAS data, the number of households within the community that are housing cost-burdened, meaning that they are paying more than 30% of their income on housing, is 1,240 households or 36.2% of total households. The number of households that are severely housing cost-burdened, meaning that they are paying more than 50% of their income on housing, is 380 households or 11.1% of total households. The number of LMI cost-burdened households is 745 or 64.8% of total LMI households and the number of LMI households that are severely housing cost-burdened is 325 or 28.3% of total LMI households. The number of cost-burdened LMI households that are currently renting is 285 or 38.3% of total LMI cost-burdened households while the number of cost-burdened LMI households that own their home is 460 or 61.7% of total LMI cost-burdened households. Severely cost burdened LMI households run a significant risk of falling behind in housing payments and consequential homelessness.

Currently Hopkinton does not provide shelter for the homeless within the community. Options for the homeless include the Westerly Area Rest and Meals (WARM Shelter) which provides 19 beds, the Domestic Violence resource Center of South County (4 housing units) and the Welcome House of Peace Dale with 17 beds.

**Table 9: Housing Needs for Households with Incomes at or Below 80% of Median Income**

PLACE	LOW/MOD NEEDS BY TYPE OF HOUSEHOLD (a)								ALL HOUSEHOLDS
	Elderly		Families		Other (b)		Combined		
	Total	Percent of Combined	Total	Percent of Combined	Total	Percent of Combined	Total	Percent of All Households	
<b>Plan Region</b>	3,766	33.3%	3,896	34.4%	3,658	32.3%	11,320	63.7%	17,779
Owner	2,596	41.7%	2,418	38.9%	1,209	19.4%	6,223	66.2%	9,400
Renter	1,170	23.0%	1,478	29.0%	2,449	48.0%	5,097	60.8%	8,379
<b>East Greenwich</b>	420	44.0%	270	28.3%	265	27.7%	955	73.7%	1,295
Owner	245	55.0%	100	22.5%	100	22.5%	445	80.9%	550
Renter	175	34.3%	170	33.3%	165	32.4%	510	68.5%	745
<b>West Greenwich</b>	125	26.9%	235	50.5%	105	22.6%	465	73.8%	630
Owner	115	36.5%	110	34.9%	90	28.6%	315	70.8%	445
Renter	10	6.7%	125	83.3%	15	10.0%	150	81.1%	185
<b>Charlestown</b>	243	41.3%	210	35.7%	135	23.0%	588	63.2%	930
Owner	193	44.6%	210	48.5%	30	6.9%	433	66.6%	650
Renter	50	32.3%	0	0.0%	105	67.7%	155	55.4%	280
<b>Exeter</b>	115	30.3%	155	40.8%	110	28.9%	380	74.5%	510
Owner	100	43.5%	115	50.0%	15	6.5%	230	70.8%	325
Renter	15	10.0%	40	26.7%	95	63.3%	150	81.1%	185
<b>Hopkinton</b>	250	42.4%	270	45.8%	70	11.8%	590	60.8%	970
Owner	150	35.3%	230	54.1%	45	10.6%	425	64.9%	655
Renter	100	60.6%	40	24.2%	25	15.2%	165	52.4%	315
<b>Narragansett</b>	625	36.8%	265	15.6%	810	47.6%	1,700	70.4%	2,415
Owner	475	58.3%	175	21.5%	165	20.2%	815	64.9%	1,255
Renter	150	16.9%	90	10.2%	645	72.9%	885	76.3%	1,160
<b>New Shoreham</b>	14	25.9%	32	59.3%	8	14.9%	54	49.5%	109
Owner	14	30.4%	28	60.9%	4	8.7%	46	70.8%	65
Renter	0	0.0%	4	50.0%	4	50.0%	8	18.2%	44
<b>North Kingstown</b>	379	23.0%	579	35.1%	690	41.9%	1,648	57.1%	2,885
Owner	244	28.2%	385	44.6%	235	27.2%	864	57.4%	1,505
Renter	135	17.2%	194	24.7%	455	58.0%	784	56.8%	1,380
<b>Richmond</b>	110	33.3%	205	62.1%	15	4.5%	330	61.1%	540
Owner	95	33.3%	190	66.7%	0	0.0%	285	65.5%	435
Renter	15	33.3%	15	33.3%	15	33.3%	45	42.9%	105
<b>South Kingstown</b>	710	31.8%	695	31.2%	825	36.7%	2,230	65.1%	3,425
Owner	505	42.6%	385	32.5%	295	24.9%	1,185	78.0%	1,520
Renter	205	19.6%	310	29.7%	530	50.7%	1,045	54.9%	1,905
<b>Westerly</b>	775		980		625		2,380	58.5%	4,070
Owner	460	39.0%	490	41.5%	230	19.5%	1,180	59.1%	1,995
Renter	315	26.3%	490	40.8%	395	32.9%	1,200	57.8%	2,075

(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: HUD CHAS Data Tabulations, 2006-2010

## Housing Stock

The housing stock of Hopkinton is overwhelmingly composed of single-family homes. In 2014, 81 percent of all housing units were either attached or detached single-family homes. Hopkinton has a low percentage of multi-family housing units (19 percent); however, the percentage of multi-family units is more than double that of the neighboring towns of Exeter, Richmond or Charlestown. In 2014, Hopkinton had 704 multi-family housing units out of a total of 3,707 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 19 percent constructed between 1990 and 2010.

The country and the state are still recovering from an economic crisis fueled by over-building and poor lending practices that greatly impacted the state’s housing in 2008. From 1996 to 2006, Hopkinton issued building permits for 340 single-family homes, an average of 34 single family homes per year. From 2008 to 2015, Hopkinton issued permits for 107 single family homes, an average of 13 homes per year. The number of residential building permits issued has risen sharply in 2014 and 2015, with 17 permits in 2014 and 27 in 2015, indicative of the growing recovery in the local housing market.

**Table 10: Residential Building Permits in Hopkinton, 2004 to 2015**

YEAR	SINGLE FAMILY	MULTI-FAMILY	TOTAL	VALUE(MILLIONS)
2004	35	0	35	\$4.8
2005	32	0	32	\$4.4
2006	25	12	37	\$6.5
2007	22	9	31	\$5.3
2008	13	6	19	\$3.3
2009	15	0	15	\$1.8
2010	11	0	11	\$1.2
2011	12	0	12	\$1.4
2012	13	0	13	\$1.6
2013	11	0	11	\$1.3
2014	13	4	17	\$1.7
2015	19	8	27	\$2.4

Source: Hopkinton Building & Zoning Department

Some existing homes are still being vacated due to foreclosures. There were 13 foreclosures in Hopkinton in 2012, 7 in 2013, 17 in 2014, and 16 in 2015. Housing Works RI estimated that the total rate of foreclosures in Hopkinton in the 4<sup>th</sup> quarter of 2015 was 0.26%. This is higher than the overall state rate of 0.16% and is the sixth highest rate in the state. 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**

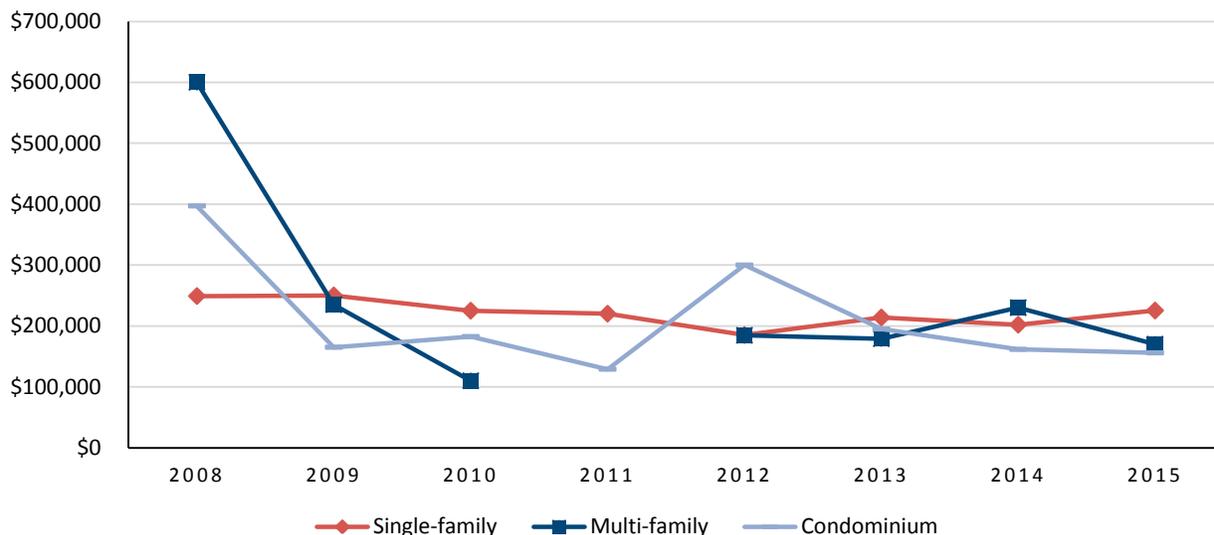
Home sale prices in Hopkinton increased substantially in the early 2000s and threatened to become out of reach for many working families. The median price of a home in 2000 was \$129,848. That rose quickly to \$205,000 in 2003 (The Warren Group, 2003) and, in 2004, 76 percent of homes in Hopkinton were sold for \$150,000 or more. Median home prices continued to rise through 2005 but then, after 2008, they began to decrease due to the economic slowdown. Since then, the Hopkinton housing market has been slowly recovering.

The Rhode Island Association of Realtors reported that median single-family home prices

statewide grew from \$210,000 in 2010 to \$225,000 in 2015<sup>6</sup>. Figure 8 shows the median home sale prices in Hopkinton from Year End 2008 to 2015. Single-family home prices fluctuated between \$225,000 and \$250,000, with 2012 dropping to the lowest sales price in recent years (\$185,000). Condominium median sale prices have been less stable, decreasing overall from 2008 to 2011 and peaking in 2012, at \$299,900, before again falling to \$155,750 in 2015. Similarly, multi-family median sale prices experienced a major descent during the recession and grew between 2013 and 2014 before experiencing another, less severe dip.

Note that these numbers reflect the value of homes that are selling, not necessarily the median value of all homes. Since only a small percentage of the total housing stock in Hopkinton is condo and multi-family housing, the spikes in condo and multi-family homes probably do not 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 recover slowly in the region and state-wide. As sale prices of homes continue to rise, local, state and national economic conditions began to improve. Figure 9 shows that single-family home sales increased 90.5 percent from Year End 2008 to 2015 while multi-family and condo sales have generally held stable through the period.

**Figure 8: Median Home Sale Prices in Hopkinton, Year End 2008 to 2015**



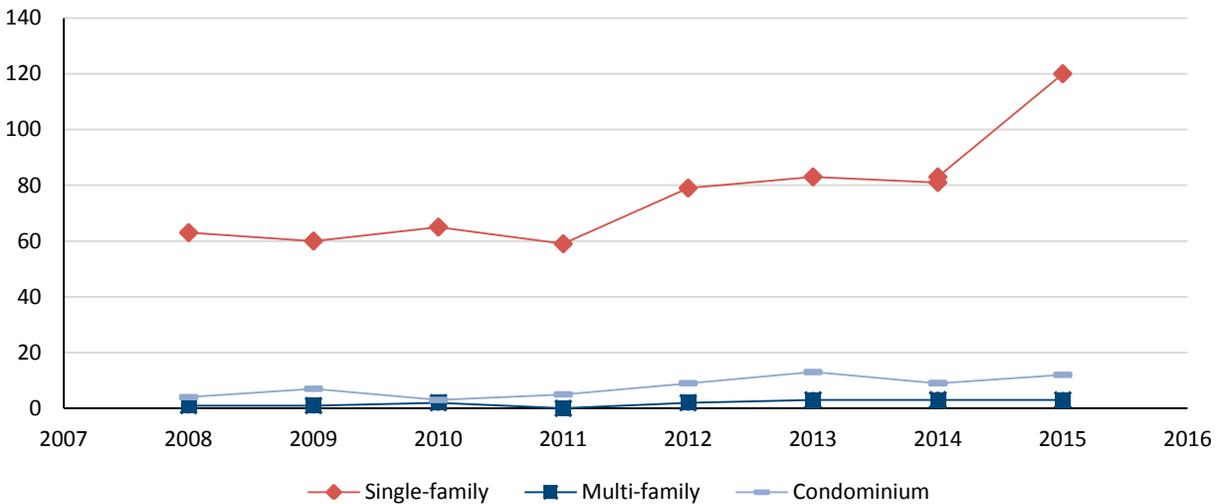
Source: State-wide Multiple Listing Service, Inc. via Rhode Island Association of Realtors

According to the 2010-2014 American Community Survey 5-Year Estimates, 42.2 percent of monthly rents between 2010 and 2014 were between \$200 and \$750 per month. However, the Census also showed that 25 percent of renters in Hopkinton paid more than 30 percent of their income for gross rent. HousingWorks RI's 2014 Housing Factbook showed the average two-bedroom unit in Hopkinton was renting for \$1,186, which was adjusted to include utility

<sup>6</sup> *Single Family Year End – 2010 and Single Family Year End - 2015*, prepared by RI Living <http://www.riliving.com/About-Rhode-Island/HomeSales/Index.aspx>

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.

**Figure 9: Total Home Sales in Hopkinton, Year End 2008 to 2015**



Source: State-wide Multiple Listing Service, Inc. via Rhode Island Association of Realtors

### 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.

The HousingWorksRI 2015 Factbook indicates that 713 households, or 21% of the 3,398 households in Hopkinton are renters. Of these, 321 or 45% paid more than the recommended 30 percent in gross income for shelter. Assuming those households continue to live in Hopkinton, they constitute a baseline for unmet need in the town. In addition, based on current demographic and household trends, it is possible to create a rough projection of the additional need that will be present by 2040 if no action is taken. Assuming that household size and the percentage of renter households in the town remain unchanged, there will be 3,990 households in Hopkinton in 2040. If 21% of those are renters, there will be 838 rental units. Assuming 45% of these remain cost burdened, then the total number of cost burdened rental households will be 377. That represents an increase of 56 households over today’s estimates. Hopkinton will therefore have an estimated 56 new households with unmet needs for affordable housing by 2040. Recognizing current economic conditions, it appears clear that the demand for rental housing, and especially affordable 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. Home ownership may not be financially feasible for them. Beyond the development of

group homes, ADA-compliant rental units should be included in some housing projects. For example, the Rockville Mill development includes 14 LMI qualified 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 42.4% of Hopkinton's 590 Low/Mod income households with acute housing needs (housing costs in excess of 30 percent of income) were elderly occupied. 45.8 percent of the households with housing needs were occupied by families (270 households). Over two-thirds (64.9 percent) of the Low/Mod households with housing needs were homeowners. According to Housing Works RI, 190 of the 240 affordable units in Hopkinton (79%) were reserved for elderly occupants and another 27 (11%) were reserved for special needs occupants, leaving less than 10% available to family occupants.

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 affordable 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. The Partnership 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 components 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 an update of the Housing components of the Comprehensive Plan
- ◆ Development/implementation of rental rehab program
- ◆ Development of a Mixed Use Village Ordinance

### **Meeting LMI Housing Plan Objectives**

Specific strategies the Town is using to develop LMI qualified housing to meet the 10% goal include:

- ◆ Implement mandatory inclusionary zoning provisions that require LMI qualified units in any development of six or more units.
- ◆ 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 such as former schools and mill buildings, and encouraging village center models that construct street level retail with some professional office space and LMI qualified apartments on the upper floors.

- ◆ Implement Residential Incentive Zone as a component of the Town’s zoning ordinance. 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 LMI qualified 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.

Progress in meeting the 10% goal has been slow due to the slow pace of development in the state and the town in recent years, but Hopkinton has been making steady progress in meeting affordable housing goals. In 2004, Hopkinton had half of the number of LMI qualified 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 HousingWorksRI, by the end of 2008 there were still 3,040 year-round housing units in Hopkinton and of those, 216<sup>7</sup> (7 percent) were LMI units. In 2015, the number of housing units had grown to 3,370 but affordable housing construction kept pace with the growth in housing to maintain the percentage of affordable units at 7.1%. Table 12 lists the current LMI units in Hopkinton.

**TABLE 11: LOW AND MODERATE INCOME HOUSING INVENTORY, JULY 2015**

TYPE	TENURE	NAME	LOCATION	FUNDING	UNITS	COMBINED PERCENT
Elderly	Rental	Canonchet Cliffs I	825 Main Street	HUD 202	59	79%
	Rental	Canonchet Cliffs II	825 Main Street	HUD 202	55	
	Rental	Canonchet Cliffs III	Nooseneck Hill Road	LIHTC	23	
	Rental	Saugatucket Springs	Town House Road	HUD 202	53	
Family	Ownership	Lawton Foster Road North	Lawton Foster Road	RIH Family	1	10%
	Ownership	Wich Way	55 & 57 Wich Way	RIH Family	2	
	Ownership	Canonchet Woods	2a & 2b Cardinal Lane	RIH Family	2	
	Ownership	Canonchet Woods	4a & 4b Cardinal Lane	RIH Family	2	
	Ownership	Canonchet Woods	6a & 6b Cardinal Lane	RIH Family	2	
	Rental	Rockville Mill	332 Canonchet Road	RIH Family	14	
Special Needs	N/A	Group Home Beds	N/A	Group Home Beds	27	11%
<b>Total</b>					<b>240</b>	

Source: Rhode Island Housing

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

<sup>7</sup> Housing Works RI 2015 City/Town Fact Sheets “Hopkinton Affordable Housing Facts” available at [www.HousingWorksRI.org](http://www.HousingWorksRI.org)

families. As noted in the community profile, the median age of residents has increased. Most residents who were in their 20s and 30s at the 2000 Census appear to have remained in town, but the number of those in their 20s and 30s at the 2010 Census was nearly 500 less. The Town needs 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 should develop incentives that would encourage developers to incorporate these LMI qualified units into their development proposals.

Overall, the Town has fallen short of goals for affordable housing creation. The Town only achieved 53 units in the first five years of the plan. This is in large part due to the economy. Limited available capital and credit to potential home owners and developers and high unemployment rates impacted the housing market during this period. Joblessness limited purchasing power of families to buy new homes. Lending institutions limited the funds they distribute, which decreased home sales and stymied new home construction, including construction of LMI units. This is evident in the number of building permits issued during the period (Table 11).

As a result, some existing LMI qualified 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. The town cannot take credit for units that are approved but have not been built as LMI units.

**Table 12: Estimated affordable units created by various strategies by 2036**

DEVELOPMENT STRATEGY	UNITS CREATED				
	BY 2015	BY 2022	BY 2027	BY 2032	BY 2037
Inclusionary Zoning	0	20	15	15	15
Developer RFP	0	2	7	8	8
Rental Rehab/Schools & Mills	14	10	14	27	27
Incentive Zone/Exits 1 & 2	59	82	56	56	56
Total LMI units added	73	114	106	106	102
<b>Projected LMI Units Total</b>	<b>240</b>	<b>273</b>	<b>322</b>	<b>428</b>	<b>530</b>

Nonetheless, there are some bright spots in housing development in Hopkinton. There are future development projects that have the potential to produce LMI units in the next five-year period (years 6 to 10). These include the 14 approved but un-built units associated with Cardinal Lane and the approved Brushy Brook development off Dye Hill Road, consisting of 112 housing units, 26 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 qualified units in the next five-year period. An inclusionary zoning ordinance and Affordable Housing fund ordinance were adopted in 2010. The inclusionary zoning ordinance is expected to result in the development of an additional 7 to 8 LMI qualified units per five year period.

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 years 6 to 10 five-year period 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 improving local and state economies as well as the housing market will provide a boost to housing construction and improved household financial stability for families to purchase new homes or move to new rental units.

### **Meeting State Goals**

State law and the State Guide Plan call for each community to have at least 10 percent of their housing stock as qualified LMI units. 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**

Public comments on the housing plan indicate that the residents of Hopkinton understand the need for affordable housing but survey results suggest Hopkinton residents are not supportive of the state's affordable housing goals. 72% of public survey respondents answered yes when asked if the existing housing stock provides an adequate range of housing opportunities to serve the needs of a diverse population. 52% disagreed or strongly disagreed that the town should make it a priority to move toward the state mandate of 10% affordable housing stock that is subsidized and deed restricted. There seems to be general agreement that 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 but support for subsidies and deed restrictions is mixed.

### **Accomplishments to 2016**

- Amended the Comprehensive Plan in 2010 and 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
- Conducted the Exit 1 Development Area Study, which assessed new economic development and housing opportunities for the Town.
- Adopted an Affordable Housing Fund Ordinance.
- Added 67 affordable housing units since the adoption of the Affordable Housing Strategy
- Revised the Residential Compound Ordinance to enable parcels that had been subject to an earlier subdivision eligible for residential compound development.
- Adopted an Accessory Family Dwelling Unit Ordinance.
- Adopted an ordinance that established the Town of Hopkinton Government Subsidy Program for Low and Moderate Income Housing.

- Adopted an Inclusionary Zoning Ordinance in compliance with RIGL section 45-24-46.1

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## 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:** Ongoing

**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:** Ongoing

**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:** Ongoing

*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:** Ongoing

**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:** Ongoing

**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:** Ongoing

**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:** Ongoing

**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:** Ongoing

**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:** Ongoing

**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 or with paying residential rents.  
**Responsibility:** Town Planner / Town Council / Affordable Housing Partnership  
**Time Frame:** Short-term (1-2 years) and ongoing

**GOAL H3** **Maintain sufficient levels and proportions of affordable and accessible housing stock for residents by sustaining and producing LMI qualified housing units in accordance with the affordable housing plan in pursuit of the state mandated goal of 10% affordable housing units.**

**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:** Ongoing
- 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)

**Recommendation 22** Work with RI Housing and the General Assembly to amend the “Low and Moderate Income Housing Act “The Act” (RIGL 45-53) in a manner that will include Section 8 vouchers, mortgages made by RI Housing that are affordable to low-moderate income persons, and dwellings that have recently sold at a price affordable to low-moderate income persons, into the official count of the local number of affordable units as maintained in accordance with the Act by RI Housing.

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

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

**Recommendation 23** 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.

**Recommendation 24** Partner with non-profit developers on comprehensive permit applications that provide a large percentage of LMI qualified units in conjunction with well-designed and well managed affordable housing initiatives.

**Recommendation 25** Work with the General Assembly and other Rhode Island communities to advance revisions to the Rhode Island Low and Moderate Income Housing Act that would aid cities and towns to successfully meet the requirements of the Act.

# Land Use

## Introduction

The Land Use chapter of the Comprehensive Plan helps guide the town to its desired vision of growth and development. In Hopkinton, residents value rural character. Protecting open spaces and conserving natural landscapes help to maintain that character. Community growth is unavoidable, but it must be managed to preserve rural character, protect the taxpayers, and enhance the natural and built environments of the town.

## Density and Growth Centers

Rhode Island's current Land Use Guide Plan, *Land Use 2025*, was adopted in 2006 and establishes the State's vision of its future development and offers municipalities guidance in reaching these regional goals. *Land Use 2025* focuses on preserving the rural areas of the state by directing development to 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. Hopkinton has no public sewers. Areas within the USB are called Growth Areas, defined as developed areas where maintenance, infill and reuse can accommodate 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.

In Hopkinton, the state has designated USB areas around the villages of Hope Valley and Ashaway. 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 a 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 regarding increasing development within Hope Valley due to poor soils, high water table and failing septic systems (See Public Services and Facilities chapter). Hopkinton does not plan to install public sewers anywhere in town although the town does provide assistance to upgrade existing septic systems. Additionally, water service to Hope Valley from the Town of Richmond extends only to Spring Street although, in April of 2016, the town issued a request for proposal for engineering services to conduct a feasibility study of an expanded system. Due to the lack of 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 accommodate new growth. Findings showed that access from I-95 provided opportunities for new development and existing businesses would be the anchors. As discussed in the Economic Development chapter, new manufacturing and office businesses have established in the vicinity of Exit 1 and the town sees ample opportunity to build on this success. The Study proposed new zoning and development guidelines that would create a mixed-use village center at the exit that includes affordable housing, recreational activities and a variety of mobility options. The town of Hopkinton also committed to an Affordable Housing Plan strategy designed to achieve affordable housing units at Exit 1. However, the property owners at Exit 1 have indicated that such a mixed-use village is not economically viable. Should a mixed-use village center become viable at Exit 1, strategies should reflect planning practices of New Urbanism and Traditional Neighborhood Development to avoid strip commercial development and large-lot single family subdivisions and there should be an emphasis on walkable communities with smaller lots.

As the next step, the Town would like to revise and 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 set parameters on how to manage such growth.

After revising and approving 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 shown by the state as within the USB. According to the study, lands abutting Exit 1 are better 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 on-site water supply systems for potable use and fighting fires, with the logical water source being the Ashaway aquifer, and on-site wastewater treatment systems (OWTS) in conformance with state OWTS regulations

## **NATURAL HAZARDS**

With climate change causing increased weather event severity and measurable sea level rise, it is important to consider natural hazards in the municipal planning process. Strategic infrastructure and thoughtful land use planning are essential in creating a community that is resistant to natural hazards. Hazard mitigation efforts help to protect The Town's resources, the property and wellbeing of its residents and businesses, and the natural environment and rivers that make Hopkinton a desirable place to live and visit.

### **Current Strategies**

The Town of Hopkinton maintains a Hazard Mitigation Plan, which evaluates the impacts of natural hazards in The Town and the strategies for preventing future damage caused by these hazards. The Hazard Mitigation plan is to be updated every 5 years and approved by the Federal

Emergency Management Agency (FEMA) and the Rhode Island Emergency Management Agency (RIEMA).

The strategies of the Hazard Mitigation Plan include:

- Prevention
- Property Protection
- Structural Protection
- Public Information and Involvement

Hopkinton participates in the National Flood Insurance Program (NFIP), which enables property owners to purchase insurance against flood losses and requires State and community floodplain management regulations be followed to reduce flood-related damages in the town. As part of the NFIP, Flood Insurance Rate Maps (FIRM) are used to designate flood hazard zones. These are used by The Town to determine at-risk flood areas and to ensure that development projects abide by the applicable regulations of their respective flood zone designations. The FEMA flood boundaries are depicted on the Natural Hazards Map enclosed within this Comprehensive Plan. The 500 year flood hazard zone is the boundary of the flood that has a 0.2 percent chance of being equaled or exceeded in any given year. Zone A is the 100- year floodplain determined by approximate methods. No base flood elevations are shown within this zone, as detailed hydraulic analyses are not performed in these areas. Zone AE is the 100-year floodplain as determined by detailed methods. Lastly, Zone AO represents areas of 100-year shallow flooding where average depths are between 1 and 3 feet. This usually refers to areas where stormwater sheet flows across sloping terrain. Alluvial fan flood hazards area also shown in this zone.

Hopkinton's Zoning Bylaws and Subdivision Regulations help to mitigate the impacts of new and redevelopment construction projects on the town's hydrology, and help to protect new development from the impacts of flooding. The Subdivision Regulations currently include standards to prevent erosion and storm water flooding. Site designs are required to avoid impacting ground water and aquifer recharge, and to reduce impervious cover and cut and fill, which alter the natural hydrology of the watershed. In order to prevent future development from contributing to, and from being damaged by flooding, the Flood Plain and Water Course Protection Zone prohibits building below the 50 year flood elevation. Additionally, any development that falls within the High Flood Danger (HFD) zoning district must comply with provisions, such as elevated public utilities, for Areas of Special Flood Hazard.

### **Recent Improvements**

- Flood Control System designed to prevent repetitive flood issue on South Drive
- Replaced Culvert in Egypt Street
- Backup generators being installed at the Town Hall and Crandall House
- Began utilizing GIS to develop a storm drain database and map
- Ongoing tree limb removal

### **Priority Hazards**

The 2012 Hopkinton Hazard Mitigation Plan includes a hazard risk assessment matrix based on frequency of occurrence, area of impact, and potential magnitude of damage. The hazards that

were determined to have the highest risk are (in descending order of determined risk): flooding, wildfires, tropical cyclones and dam failure.

1. **Flooding:** Flooding is caused by overtopping waterways and by stormwater collecting at low elevations in topography during significant precipitation events. In Hopkinton, the waterways of concern with regard to flooding are the Wood River, the Pawcatuck River, Canonchet Brook, Tomaquag Brook, Ashaway River, Brushy Brook, and Parameter Brook.

Flooding poses a risk to homes, businesses, infrastructure, farms, and the natural environment. There have been several major floods affecting Hopkinton since 1927, including the flood event in March of 2010. The flooding of 2010 caused major damage to Hopkinton's infrastructure, homes, and businesses. The Pawcatuck River and other waterbodies exceeded their capacities due to record-setting monthly rainfall, causing a breach of Blue Pond Dam along Canonchet Brook, many road and bridge washouts, road closures lasting more than two weeks, and long term closure of Woodville Bridge. Hopkinton received over \$955, 000.00 in FEMA Individual Assistance and approximately \$151,000 in Public Assistance due to damage caused by the 2010 flooding.

Although this was the most severe flood Hopkinton has faced in recent history, smaller scale flooding is common in the town. Due to its frequency and potential to cause widespread damage when it occurs, flooding is the Town's largest priority natural hazard.

2. **Wildfire:** Hopkinton faces a higher risk of wildfire than the majority of Rhode Island, as it a mainly rural community with a large amount of woodland area. With many homes bordering or surrounded by forested land, the town is particularly at risk for urban-wildland interface fires, which occur where wildlands border residences and other structures.

Wildfire risk in the town is greatest in early spring and late fall due to strong winds, low humidity and dry fuels. The summer months can also have dry fuels during long drought conditions, which can increase the potential for wildfires. Although the frequency of wildfires is relatively low, the potential magnitude is very high, making it a high priority hazard for The Town.

3. **Tropical Cyclones:** Hurricanes and tropical storms are a priority hazard for Hopkinton due to their frequency and large impact area. Damage from these storms is primarily caused by high winds and heavy precipitation. Recovering from



hurricane damage can be costly for both municipalities and property owners. Although unpreventable, damage caused by tropical cyclones can be minimized through preparedness.

4. **Dam Failure:** Of the State's 528 dams, 41 are within the Town of Hopkinton. Two of those dams are owned by the Town, six are owned by the State, and 33 are privately owned old mill dams, which are not regulated by the municipality. The Wyoming Upper Dam, the Locustville Pond Dam, and Yawgoo Dam in Hopkinton are classified as "high hazard" dams, meaning they would pose a substantial risk to human life and would cause widespread damage to property in the event of failure. Eight of the dams in the Town are "significant hazard" dams, as their failure would potentially pose a risk to human life and would cause considerable property damage. The remainder of the dams are considered "low hazard" dams, which would cause minimal property damage, if any.

### **Climate Change**

The impacts of climate change are being felt globally as the oceans continue to warm, sea levels rise, and extreme weather events increase in frequency and magnitude. Rhode Island has experienced increased atmospheric temperatures, with the average annual temperature increasing one degree every 33 years. Data also shows a significant increase in Rhode Island's precipitation from 1930 to 2013, as well as a rise in Narragansett Bay temperatures, and a significant increase in the annual number of days above 90 degrees. Sea level rise is of particular concern for Rhode Island, as it poses a threat to the State's shoreline, coastal resources, and infrastructure. According to NOAA, the mean sea level trend for Providence is 0.74 feet in 100 years, and for Newport it is 0.90 feet over the same period. Rhode Island is faced with the challenge of preparing for, and adapting to the projected effects of sea level rise and climate change.

For the Town of Hopkinton, climate change may cause expanding flood zones, increased storm severity, and increased drought durations. Overall, this emphasizes the importance of preparing for the growing impacts of the natural hazards that are already of concern for the Town.

### **Priority Impacts**

The potential implications of climate change and natural disasters over the next ten years are numerous in terms of human health and safety, financial costs, damaged infrastructure and the natural environment.

### **Human Health and Safety**

A top priority for the Town in preparing for natural disasters and climate change is the health and safety of its residents and employees. The direct and indirect effects of these hazards on human health are wide ranging and can be difficult to quantify. Flooding, which is Hopkinton's top priority natural hazard, can be life threatening due to the potential for drowning, hypothermia, and physical trauma. Flooding and hurricanes can also cause injuries due to debris from collapsed or damaged structures. An increased risk of car accidents also results from flooded roads, damaged roads and bridges, and low visibility during inclement weather. Mobilized contaminants during floods and storms can impact water quality and can increase the risk of

disease and chemical exposure. Power outages during natural hazards can endanger human health and safety in a number of ways, such as inadequate refrigeration of food and hypothermia due to lack of heating.

The people most vulnerable to these safety and health concerns in the event of natural hazards are infants, children, and the elderly. The elderly are at an increased risk due to limited mobility, lower resiliency to disease and injury, and higher rates of dependency on family or professional assistance. Children are similarly vulnerable due to reliance on parents, teachers, and other for assistance, direction, and care. Residents who are ill or disabled are also particularly vulnerable to the impacts of natural disasters.

These most vulnerable populations are a priority for the Town of Hopkinton in assessing the need for strategic climate change and natural disaster planning and preparedness throughout the community. They are also a priority when considering emergency response actions during and in the aftermath of these hazard events. The pre-schools, daycare facilities, and elementary schools within the Town should be priorities when considering infrastructure improvements. On-going roadway improvements should be made as needed to ensure safe access to and from these locations in the event of flooding and storms. The areas of Hope Valley and Ashaway both contain elementary schools. These villages also contain more medium-high density residential areas than the remainder of the Town, making them areas of importance for infrastructure maintenance and emergency preparedness.

### **Financial Costs and Infrastructure**

The impacts of flooding and storm events can be felt by our local economy. Damaged buildings, agriculture, property, and infrastructure can result in direct repair, replacement, and reconstruction costs, but can also cause indirect losses due to business interruptions. Damaged or disrupted utilities can hinder businesses who rely on power and communication services. Fallen trees, flooding, and damaged roadways can also limit the transport of goods and services to and from businesses, as well as limit access to local businesses by customers. While the impact of extreme weather events on businesses is significant, the majority of the State's disaster-related building repair costs are residential. This stresses the need for strategic development in flood hazard areas, particularly those most densely populated.

### **Areas of Vulnerability**

With flooding, tropical cyclones, and dam failure being three of the highest priority hazards facing the Town of Hopkinton, areas of the town in proximity to at-risk waterways and waterbodies, are considered most vulnerable to natural hazards. Areas with the most potential for consequences resulting from natural hazard-related issues are also considered high-priority. As mentioned above, the rivers and streams of highest concern for flooding are the Wood River, the Pawcatuck River, Canonchet Brook, Tomaquag Brook, Ashaway River, Brushy Brook, and Parameter Brook.

The Wood and Pawcatuck Rivers are the largest waterways in Hopkinton. The Wood River flows from Sterling, Connecticut to the southeast through Exeter, Rhode Island, and south through the Barberville, Hope Valley, and Woodville areas of Hopkinton, and to its junction with the Pawcatuck River. The Wood River forms Hopkinton's eastern border with Richmond, Rhode

Island. The Pawcatuck River flows from South Kingstown, Rhode Island to its junction with Wood River and forms the southern boundary of Hopkinton. The Canonchet Brook and Tomaquag Brook flow through the central parts of the town, and have watersheds that are generally rural in character with low-intensity development, making them a relatively low-priority and lower risk for significant flooding impacts.

### **Ashaway**

The Ashaway River and Mile Brook flow through Ashaway, which is a medium-density residential area, making it one of the highest-priority impact areas in the town for issues related to flooding and other natural hazards. Ashaway Elementary School is considered critical infrastructure, as it is a designated shelter for the Town. In the event of its use as a shelter, issues such as street closures in Ashaway due to flooding or downed trees could be detrimental not only to Ashaway residents, but the rest of the town. It is a priority of the Town to keep Hillside Avenue cleared during extreme weather to allow access to the school. As shown on the 2010 Individual Assistance Applications Map enclosed within the Hazard Mitigation Plan, the largest number of individual assistance applications following the 2010 floods came from Ashaway and Hope Valley. This indicates a need for flood protection improvements in those areas of Hopkinton.

The South Drive area of the Eccleston Plat section of the Village of Ashaway has experienced repeated flooding during heavy rain events. This is a low lying area west of the Ashaway River, near the Connecticut border. Flooding in this residential area impacts many homes, causing property damage and flood losses. Heavy rains have caused the southern, low-lying portion of South Drive to close in past years during all seasons, often for several days, until floodwaters recede or, in winter, ice is removed by heavy equipment and water is pumped away from the road. The town received a Flood Hazard Mitigation Grant from FEMA to remedy some of the flooding in South Drive. The corrective measure of an engineered stormwater management system for South Drive was implemented at the end of 2014 and has successfully addressed the flooding of the roadway at this location.

Church Street experiences similar flooding issues, causing street closure. A flood mitigation project is being designed to resolve this specific flood issue as well. This will also result in roadway improvements and a decreased need for flood-related road repairs on Church Street.

### **Hope Valley**

Hope Valley is another high-priority area of vulnerability, as it is a medium-density residential area, as well as the most developed commercial area of the community. Many critical municipal facilities are located in Hope Valley, including the Fire Station, Post Office and Hope Valley Elementary School, as well as many of the town's vital businesses and several historic sites. Hope Valley is bordered by Wood River, and contains several waterbodies, including Wyoming Pond, and Locustville Pond. Power outages, downed trees, street closings, property damages, school closures, and impacted local businesses, are some of the issues Hope Valley faces during natural hazard events. The proximity of this suburban area to woodlands puts it at risk of urban-wildland interface fires. The Town is attempting to reduce the number of wildfire issues in the community by amending its burn ordinance to match the State Code, conducting a public

relations campaign to inform residents of fire safety, and developing a cistern ordinance to dictate the construction of firefighting cisterns.

### **Canonchet**

As shown on the Residential Density Map in this Comprehensive Plan, one of the only high density residential areas in Hopkinton is located in Canonchet. This area includes the three Canonchet Cliffs housing facilities and Wood River Health Services. Canonchet Cliffs is an affordable senior living facility, which includes assisted living apartments. This area is a priority because of its high density of residents, many of whom have decreased mobility and require assistance. Although flooding is not a major concern in this area, other extreme weather-related issues, such as power outages, road closures, dangerous road conditions, and inhibited emergency response, have heightened consequences for this population. Socio-economic factors also decrease residents' potential to recover from damages, displacement, and other issues. Hopkinton is taking several measures to reduce road closures and power outages, improve emergency services, and protect at-risk residents. These projects include tree cutbacks along all roadways, establishing improved GIS mapping of the town, distributing natural disaster preparedness pamphlets, improving emergency services facilities, and developing a corps of emergency response volunteers.

### **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 which need to be preserved. Map 9 shows existing residential density.

**Map 8. Residential Density**  
[INSERT MAP HERE]

**Table 13. Summary of land use classifications available from RIGIS (2004-2015)**

[GIS to Provide New Data]

LAND USE	2004 AREA (AC)	2011 AREA (AC)	2011 PERCENT OF TOTAL AREA
Agriculture (active and idle)	1,590.50		
Brush, shrubbery (reforestation)	107.00		
Cemetery	28.57		
Commercial	55.49		
Developed recreation	236.52		
Forest	22,190.16		
Industrial	80.32		
Infrastructural	198.50		
Institutional	46.87		
Mines, quarries and gravel pits	174.88		
Residential	2,267.46		
Surface water	939.46		
Vacant and urban open space	77.11		
Waste disposal	60.71		
Wetland	197.11		
<b>Total</b>	<b>28,250.17</b>		

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 non-commercial areas of Town will be preserved or guided to low-impact rural residential development. 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 cluster development is not a requirement and has limited potential 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 chapter, 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 which 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 the 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 is considering adoption of 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. As such, the Town should continue to take steps to protect the watersheds and rivers. Residents feel 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; for example, leveraging developers as a way to install water supplies. 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 residents want commercial activities which support small businesses.

## **Accomplishments to 2016**

- 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 and photovoltaic solar energy systems.
- 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 more than 875 acres of land through property acquisition and conservation easements, in some cases working with the State and non-governmental organizations.

## Future Land Use Categories

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 chapter.

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 should economic conditions enable property owners to pursue this.

In the undeveloped areas of the 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 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. The Exit 1 Development Area Study was finalized by an Ad Hoc Committee in August of 2008. The Study proposed four, new zones intended to encourage development of the district as an employment center with supportive mixed uses: technology campus zone, village mixed use zone, office mixed use zone and residential/conservation zone. The Committee also approved an accompanying set of documents consisting of development area guidelines, and proposed amendments to the Land Development and Subdivision Regulations and Zoning Ordinance. After thoughtful review and consideration of this material, the Planning Board iteratively modified the visionary work of the Committee to that currently represented on the Future Land Use Map. The Planning Board would like to see more of the same type of high-

**9. Future Land Use**

**[INSERT MAP HERE]**

technology, light manufacturing that has been introduced into this area since 2006 along with some areas for commercial and mixed-use that would include affordable, workforce housing. 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.

The following land use categories appear in the legend of the Future Land Use Map:

## **GOVERNMENT/INSTITUTIONAL**

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

## **MANUFACTURING**

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.

This classification also 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.

### **Technology Campus**

In addition, this classification identifies areas that could potentially accommodate neighborhood-friendly high-technology industrial development that is ecologically compatible with the nearby Ashaway-Pawcatuck River groundwater reservoir and its recharge area.

## **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.

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

In addition, this classification encompasses areas that might prove 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.

## **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.

### **MIXED USE**

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 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.

### **OPEN SPACE**

This classification identifies publicly and privately owned parcels used for open space, recreation, or conservation. These parcels include both permanent and non-permanent protected open space, passive and active recreation activities, and areas for the conservation of important natural or cultural resources. Important farmland may be protected in this category, or the town can establish an agricultural zone to restrict competing uses of agricultural land and ensure protection of important agricultural properties.

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. These areas may not all be permanently protected as open space.

### **Consistency with Current Zoning Ordinance and Subdivision Regulations**

In the course of updating the Comprehensive Plan, a number of inconsistencies between the Future Land Use Map and the Zoning Map have become apparent that need to be addressed. First, the permanently protected open space should be rezoned from RFR-80 to a new Open Space zoning District. Second, there are five parcels scattered throughout town found to be inconsistent with the Future Land Use Map that should be rezoned. They are as follows:

#### **AP 11 Lot 47B**

**Owner: James & Jerilyn Palmer**

Comprehensive Plan:	Commercial
Suggested Zone Change:	Manufacturing To Commercial
Rationale:	1.2 Acre Property with SF dwelling – make Zoning consistent with previous Future Land Use Maps and identical to surrounding properties

**AP 11 Lot 47C**

**Owner: Gary Wilcox**

Comprehensive Plan: Manufacturing  
Suggested Zoning Change: Commercial Special To Manufacturing  
Rationale: 53 Palmer Circle – 4.8 Acre Parcel with SF dwelling - Make Zoning consistent with previous Future Land Use Maps

**AP 23 Lot 50**

**Owner: John C. Harrison**

Comprehensive Plan: Residential  
Suggested Zone Change: Neighborhood Business/ RFR-80 To RFR-80  
Rationale: .74 Acre Parcel with Trailer

**AP 23 Lot 79**

**Owner: Steve & Kendell Penado**

Comprehensive Plan: Neighborhood Business (Change Comp Plan to Residential)  
Suggested Zone Change: RFR-80/Neighborhood Business To RFR-80  
Rationale: .74 Acre Parcel with 1 SF dwelling on Residential Zone portion of lot

**AP 25 Lot 256**

**Owner: Lorraine Morrone**

Comprehensive Plan: Commercial  
Suggested Zone Change: RFR-80 To Commercial  
Rationale: Lot 256 was merged with Lot 257 – make Zoning consistent with previous Future Land Use Maps

Finally, the following parcels in the vicinity of Exit 1 area should be rezoned:

<b>AP 4 Lot 24</b>	Owner: Hopkinton Investments LLC	330 Main Street (18 Acres)
From	RFR-80	To Mixed Use
<b>AP 4 Lot 25</b>	Owner: Maxson Hill LLC	310 Main Street (137 Acres)
From	RFR-80	To Mixed Use
<b>AP 7 Lot 57 (part)</b>	Owner: James Palmer	28 Town House Road (14 acre portion)
From	Manufacturing	To Mixed Use
<b>AP 7 Lot 59</b>	Owner: Madeline Gingerella et al	Main Street (15 Acres)
From	Manufacturing	To Mixed Use
<b>AP 4 Lot 13</b>	Owner: Gray Lane Limited Partnership	Gray Lane (27.7 Acres)
From	Commercial	To Manufacturing
<b>AP 4 Lot 13B</b>	Owner: Wilgo LLC	Wellstown Road (5.23 Acres)
From	Commercial	To Manufacturing
<b>AP 7 Lot 62C</b>	Owner: Hopkinton Investments LLC	Main Street (.3 Acres)
From	Commercial	To Manufacturing
<b>AP 7 Lot 64</b>	Owner: Simon Family Trust + Tutak	Main Street (25 Acres)
From	Commercial	To Manufacturing

<b>AP 7 Lot 65</b>	Owner: Simon Family Trust + Tutak	46 Gray Lane (6.5 Acres)
From	Commercial	To Manufacturing
<b>AP 4 Lot 23</b>	Owner: Hopkinton Investments LLC	Main Street (23 Acres)
From	RFR-80	To Commercial
<b>AP 7 Lot 54</b>	Owner: Hopkinton Investments LLC	Frontier Road (6.4 Acres)
From	RFR-80	To Commercial
<b>AP 7 Lot 62</b>	Owner: Hopkinton Investments LLC	15 Frontier Road (37.93 Acres)
From	Manufacturing	To Commercial
<b>AP 7 Lot 62A</b>	Owner: Hopkinton Investments LLC	35 Frontier Road (24.76 Acres)
From	Manufacturing	To Commercial
<b>AP 7 Lot 62D</b>	Owner: Frontier Road Properties LLC	15A Frontier Road (1.86 Acres)
From	Manufacturing	To Commercial
<b>AP 7 Lot 63</b>	Owner: Hopkinton Investments LLC	354-a Main Street (1.4 Acres)
From	Manufacturing	To Commercial
<b>AP 7 Lot 5</b>	Owner: Town of Hopkinton	Main Street (.4 Acres)
From	RFR-80	To Manufacturing

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:

- Manufacturing zones, their location, permitted uses and development of performance standards
- Village districts as mixed-use special districts, with zoning consistent with actual uses and physical characteristics of the existing historic development
- Commercial zones, their location and permitted uses and recognition of existing neighborhood businesses within the villages
- 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** 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 2** 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 3** Developers will be required to show the environmental “soundness” of projects.

**Policy LU 4** Encourage the utilization of criteria planning techniques such as Cluster Residential Developments and PUDs.

**Policy LU 5** Coordinate future land use decisions with the neighboring State of Connecticut, Voluntown, North Stonington, and adjacent Rhode Island towns.

**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)

**Recommendation 2** 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:** Long-term (5 Years)

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

**Recommendation 3** 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 4** 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:** Short-term (1 Year)

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

**Policy LU 6** Encourage development of residential uses, small business and public facilities in keeping with the predominate scale of a particular village area.

**Policy LU 7** Support the efforts of the Historic District Commission to protect historic properties and manage the impacts of new development on historic districts.

**Recommendation 5** Encourage the implementation of the Wastewater Management District and assistance in the management and upgrading of OWTS in the village areas in order to minimize adverse impact on ground and surface water.  
**Responsibility:** Town Council  
**Time Frame:** Long-term (5 years)

**Recommendation 6** Explore the development of water systems and companies to provide quality drinking water to the larger village areas in order to avoid conflict with the operation of private On-site Wastewater Treatment Systems.  
**Responsibility:** Wastewater Management District Commission  
**Time Frame:** Short-term (1-2 years)

**Recommendation 7** Develop a Business / Professional overlay zone for the village areas.  
**Responsibility:** Town Planner / Town Council  
**Time Frame:** Long-term (5+ years)

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

**Policy LU 8** 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 chapter.

**Policy LU 9** 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

**Policy LU 10** Utilize alternative development practices that require dedication of open space.

**Policy LU 11** 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.

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

**Policy LU 12** Support the efforts of the Hopkinton Land Trust

**Recommendation 8** Consider adoption of Agricultural Zoning to protect important farmland and adoption of a Land Clearing Ordinance to protect forest cover.  
**Responsibility:** Town Council / Planning Board / Conservation

Commission  
**Time Frame:** Mid-term (3-4 years)

**Recommendation 9** Consider using creative Planning and Zoning techniques such as the purchase or transfer of development rights associated with working farms (See Natural and Cultural Resources chapter).  
**Responsibility:** Town Council / Planning Board  
**Time Frame:** Long-term (5 years)

**GOAL LU 5** Minimize future impacts of natural hazards through mitigation and preparedness.

**Policy LU 13** Improve upon the natural hazard prevention and flood control efforts of the Town.  
**Policy LU 14** Employ best management practices at municipal buildings and sites.

**Recommendation 10** Update Hazard Mitigation Plan, and implement the infrastructure improvement projects outlined therein.  
**Responsibility:** Hazard Mitigation Plan Committee  
**Time Frame:** Long-term (5 Years)

**Recommendation 11** Pursue hazard mitigation funding sources.  
**Responsibility:** Hazard Mitigation Plan Committee  
**Time Frame:** Ongoing

**Recommendation 12** Develop GIS Storm Drain Database Map and use it to identify and assess causes of flooding and prioritize improvements.  
**Responsibility:** DPW/ Hopkinton GIS/ IT  
**Time Frame:** Short-term (2 years)

**Recommendation 13** Conduct a vulnerability assessment of the town, and create a natural hazards vulnerability map, identifying areas most at risk of natural hazard related issues, crucial roadways and infrastructure, and facilities with highest consequence populations. This should be included in the updated Hazard Mitigation Plan.  
**Responsibility:** Hazard Mitigation Plan Committee/ Hopkinton GIS/ IT  
**Time Frame:** Mid-term (3-4 years)

**Policy LU 15** Mitigate stormwater related impacts from new development in floodplain and bordering lands.

**Policy LU 16** Continue to ensure that development in and around floodplain areas is in accordance with the applicable restrictions.

**Recommendation 14** Update the Hopkinton Zoning Map to include a floodplain overlay district.  
**Responsibility:** Planning Board  
**Time Frame:** Mid-term (3-4 years)

**Policy LU 17** Utilize the Pawcatuck Watershed Management Plan developed by the Wood Pawcatuck Watershed Association in order to improve the town's resiliency to impacts of storms and climate change, and to lessen Hopkinton's impacts on the watershed.

**Policy LU 18** Ensure that land use and regulatory decisions are consistent with the Pawcatuck Watershed Management Plan.

**Recommendation 15** Develop a strategy to implement the stormwater management projects, dam, culvert, and bridge improvements, sediment removal projects, and green infrastructure opportunities identified by the Pawcatuck Watershed Management Plan.

**Responsibility:** Town Manager/DPW/Planner

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

**Policy LU 19** Increase public awareness of natural hazard risks and increase involvement in prevention, and safety measures.

**Recommendation 16** Distribute information to residents, especially those in flood prone areas, about flood hazards and preparedness.

**Responsibility:** Hopkinton EMA

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

**Recommendation 17** Develop/continue public wildfire prevention campaign.

**Responsibility:** Hopkinton EMA, Fire Department

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

**Recommendation 18** Improve the town's emergency management webpage to include flood prevention and safety information and a comprehensive map of flood prone areas.

**Responsibility:** Hopkinton EMA

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

**Recommendation 19** Inform property owners of updates to local Flood Insurance Rate Maps.

**Responsibility:** Hazard Mitigation Plan Committee

**Time Frame:** As needed

**GOAL LU 6** Improve the tax base and provide jobs through development of land zoned for manufacturing uses.

**Policy LU 20** Encourage industrial development that is compatible with community character and surrounding land uses.

**Recommendation 20** Consider amending the Zoning Ordinance District Use Table for Manufacturing to allow Light Industrial Uses

## Implementation Schedule

The following is a schedule for implementation of the Hopkinton Comprehensive Plan. It identifies the Recommendation Item of each chapter, 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 / Conservation 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 6	Coordinate regional summer learn-to-swim programs with adjacent towns and RIDEM.	Recreation Director				
Recommendation 7	Develop a plan to establish and maintain a network of biking and hiking trails throughout town and connected with adjacent communities.	Recreation Commission / Conservation Commission				
Recommendation 8	Through the Recreation Commission, ensure that Hopkinton's special needs populations have sufficient access to recreational facilities and programs.	Recreation Commission				
Recommendation 9	Implement the Master Plan for Langworthy Field that was developed by the Recreation Commission in conjunction with consultant Fuss & O'Neill and that was approved by the Hopkinton Town Council on May 4, 2015.	Town Manager / Recreation Director / Town Planner				

REFERENCE	RECOMMENDATION DESCRIPTION	RESPONSIBILITY	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 10	Control potentially polluting land uses through local regulations.	Town Council / Planning Board				
Recommendation 11	Reactivate the Wastewater Management District and establish policies and procedures to fund septic system replacement and oversight.	Town Council				
Recommendation 12	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				
Recommendation 13	Develop a greenway network plan with implementation strategy.	Conservation Commission / Planning Board / Hopkinton Land Trust				
<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 including zoning 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	Update the Hopkinton Groundwater and Wellhead Protection Ordinance as the Town's resources are evaluated and require protection	Town Planner / Town Council				
Recommendation 8	Formulate and implement a Town-Wide Wastewater Management Facilities Plan	Town Planner				
Recommendation 9	Formulate and implement a Town-Wide Stormwater Management Ordinance	Town Planner / Town Council / Public Works / GIS Technician				

REFERENCE	RECOMMENDATION DESCRIPTION	RESPONSIBILITY	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 10	Formulate and implement a Town-Wide Non-Point Source Management Plan	Town Planner				
Recommendation 11	Formulate and implement a Town-Wide Soil Erosion and Sedimentation Control Ordinance and Earth Excavation Ordinance.	Town Planner / Town Council				
Recommendation 12	Maintain an up-to-date inventory of existing agricultural operations in Hopkinton to monitor the contribution of these operations to the local economy and make that information available to local residents.	Economic Development Commission / Conservation Commission				
Recommendation 13	In concert with Economic Development Goals and Policies, revisit the Farm Viability Ordinance and prepare programs to assist agricultural operations that are viable businesses.	Economic Development Commission / Conservation Commission				
Recommendation 14	Amend current ordinances to include soil erosion and sedimentation controls on development and on agricultural operations.	Town Planner / Town Council				
Recommendation 15	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 16	Provide a simple, inexpensive process for large farms and other large landholders to split out single lots, such as for a child or supplemental income, when extensive residential or commercial development of the property is not anticipated.	Town Planner				
Recommendation 17	Examine the current school curriculum and recommend areas where resources can enhance programs and be implemented.	Town Manager				
Recommendation 18	Recommend areas where a good match between program and resources would benefit the school programs.	Town Manager				
Recommendation 19	Identify key historic and archaeological places and areas.	Historic District Commission				
Recommendation 20	Prepare a revised listing of properties for possible designation in the National Register.	Historic District Commission				

REFERENCE	RECOMMENDATION DESCRIPTION	RESPONSIBILITY	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 21	Identify opportunities to expand the Historic District Zoning to areas in town that require protection, including archaeological sites.	Historic District Commission				
Recommendation 22	Identify the roadways in Hopkinton that are scenic in nature and prepare a plan for their preservation.	Conservation Commission				
Recommendation 23	Prepare a maintenance and improvement program of historical cemeteries.	Historic District Commission				
Recommendation 24	Prepare a preservation plan for historical stone walls.	Historic District Commission / Town Council				
Recommendation 25	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	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 3	Consult with town departments in planning for additional municipal office space to relieve overcrowding and address special requirements.	Town Manager				
Recommendation 4	Develop a Hazardous Materials 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 5	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 6	Determine the transportation needs of the senior citizens and youth in order to assist in their participation in recreational programs.	Recreation Director				
Recommendation 7	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				

REFERENCE	RECOMMENDATION DESCRIPTION	RESPONSIBILITY	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 8	Assist owners of On-site Wastewater Treatment Systems in maintaining and reconstructing these systems, including implementing innovative technologies where appropriate.	Wastewater Management District Commission				
Recommendation 9	Implement the newly approved town-wide Wastewater Management Facilities Plan and develop a Non-Point Source Management Plan (stormwater runoff), consistent with the Natural/Cultural Resources chapter of this Plan.	Town Planner				
Recommendation 10	Educate the residents of Hopkinton on the importance of recycling solid waste.	Conservation Commission				
Recommendation 11	Conduct a full audit of all public buildings and implement recommended changes	Town Council/Town Manager/DPW				
Recommendation 12	Evaluate the feasibility and cost of installing photovoltaic and/or wind-powered electricity generating technologies on municipally owned lands and facilities, particularly building rooftops and the capped landfill on Stubtown Road.	Town Manager/Town Planner/DPW				
Recommendation 13	Replace the Town's vehicle fleet with fuel efficient vehicles. Encourage the purchase of alternative fuel vehicles when possible.	Police Department/DPW				
Recommendation 14	Incorporate energy efficiency and sustainability in design of Town Hall renovations	Town Manager				
Recommendation 15	Create an energy conservation webpage on the Town website with educational material about energy efficient home improvements, such as weatherization, light bulbs, and replacing HVAC systems.	Town Planner/Building Official/IT Director				
Recommendation 16	Consider incentives for businesses to utilize energy efficient techniques in new and re-development building projects.	Planning Board				
Recommendation 17	Identify and evaluate regulatory/zoning deterrents of renewable energy projects. Adopt regulations that encourage small scale renewable energy installations.	Planning Board				
Recommendation 18	Consider expanding the current zoning regulations to allow photovoltaic installations in residential districts.	Planning Board				
Recommendation 19	Consider a zoning ordinance to permit wind-energy projects in appropriate zoning districts.	Planning Board				

REFERENCE	RECOMMENDATION DESCRIPTION	RESPONSIBILITY	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
<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 chapter).	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 chapter).	Conservation Commission				
<b>Economic Development</b>						
Recommendation 1	Support the adoption of the Exit 1 Development Area Study by the Town Council.	Economic Development Commission				
Recommendation 2	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 3	Delineate, map, and protect the stratified drift aquifers that can support a new water supply system for economic development.	Town Council / Economic Development Commission				
Recommendation 4	Identify and zone new areas for manufacturing and commercial sites.	Economic Development Commission / Town Council				

REFERENCE	RECOMMENDATION DESCRIPTION	RESPONSIBILITY	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 5	Develop a plan of action and set priorities to target an industry.	Economic Development Commission / Town Council				
Recommendation 6	Direct and support the efforts of the Town's Economic Development Commission (EDC) in their role to increase economic activity.	Town Council				
Recommendation 7	Assist with the preparation of promotional brochures.	Economic Development Commission				
Recommendation 8	Develop signage program directing tourists to town attractions.	Economic Development Commission / Conservation Commission / Land Trust				
Recommendation 9	Provide necessary services such as trash and debris removal and public restrooms at major public sites.	Economic Development Commission / Public Works Director				
Recommendation 10	Consult with the RIDEM Division of Agriculture to promote locally produced products to increase the income of local farmers.	Economic Development Commission				
Recommendation 11	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 or disruption of residential neighborhoods by new economic development.	Town Planner / Planning Board / Zoning Board / Town Council				

REFERENCE	RECOMMENDATION DESCRIPTION	RESPONSIBILITY	Time Frame			
			1-2 Years	3-4 Years	5+ Years	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	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				
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				

REFERENCE	RECOMMENDATION DESCRIPTION	RESPONSIBILITY	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
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				
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				

REFERENCE	RECOMMENDATION DESCRIPTION	RESPONSIBILITY	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
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				
Recommendation 22	Work with RI Housing and the General Assembly to amend the “Low and Moderate Income Housing Act “The Act” (RIGL 45-53) in a manner that will include Section 8 vouchers, mortgages made by RI Housing that are affordable to low-moderate income persons, and dwellings that have recently sold at a price affordable to low-moderate income persons, into the official count of the local number of affordable units as maintained in accordance with the Act by RI Housing.	Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership				
Recommendation 23	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	Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership				
Recommendation 24	Partner with non-profit developers on comprehensive permit applications that provide a large percentage of LMI qualified units in conjunction with well-designed and well managed affordable housing initiatives.	Town Planner / Planning Board / Zoning Board / Town Council / Affordable Housing Partnership				
Recommendation 25	Work with the General Assembly and other Rhode Island communities to advance revisions to the Rhode Island Low and Moderate Income Housing Act that would aid cities and towns to successfully meet the requirements of the Act.	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				

REFERENCE	RECOMMENDATION DESCRIPTION	RESPONSIBILITY	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 2	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 / Hopkinton Land Trust / Conservation Commission / Town Council				
Recommendation 3	Adopt a stormwater management ordinance that includes Low Impact Development (LID) strategies.	Town Council				
Recommendation 4	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 5	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 6	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 7	Consider using creative Planning and Zoning techniques such as the purchase or transfer of development rights associated with working farms (See Natural and Cultural Resources chapter).	Town Council / Planning Board				
Recommendation 8	Continue to maintain an up-to-date Hazard Mitigation Plan, and implement the infrastructure improvement projects outlined therein.	Hazard Mitigation Plan Committee				
Recommendation 9	Pursue hazard mitigation funding sources.	Hazard Mitigation Plan Committee				

REFERENCE	RECOMMENDATION DESCRIPTION	RESPONSIBILITY	Time Frame			
			1-2 Years	3-4 Years	5+ Years	On-Going
Recommendation 10	Develop GIS Storm Drain Database Map and use it to identify and assess causes of flooding and prioritize improvements.	DPW/ Hopkinton GIS/ IT				
Recommendation 11	Conduct a vulnerability assessment of the town, and create a natural hazards vulnerability map, identifying areas most at risk of natural hazard-related issues, crucial roadways and infrastructure, and facilities with highest consequence populations. This should be included in the updated Hazard Mitigation Plan.	Hazard Mitigation Plan Committee/ Hopkinton GIS/ IT				
Recommendation 12	Update the Hopkinton Zoning Map to include a floodplain overlay district.	Planning Board				
Recommendation 13	Develop a strategy to implement the stormwater management projects, dam, culvert, and bridge improvements, sediment removal projects, and green infrastructure opportunities identified by the Pawcatuck Watershed Management Plan.	Town Manager/DPW/Planner				
Recommendation 14	Develop and distribute pamphlets to residents, especially those in flood-prone areas, about flood hazards and preparedness.	Hopkinton EMA				
Recommendation 15	Develop/ continue public wildfire prevention campaign.	Hopkinton EMA/Fire Department				
Recommendation 16	Improve the town's emergency management webpage to include flood prevention and safety information and a comprehensive map of flood-prone areas.	Hopkinton EMA				
Recommendation 17	Inform property owners of updates to local Flood Insurance Rate Maps.	Hazard Mitigation Plan Committee				

**Appendix A**

**Resident Survey Form and Results,  
Spring 2015**

[INSERT SURVEY FORM]

**TABLE A-1: SPRING 2015 RESIDENT SURVEY RESULTS**

RECREATION, CONSERVATION AND OPEN SPACE	Yes	No	No Answer
<b>Does the Town recreation program adequately meet your needs?</b>	61.38%	29.66%	8.97%
<b>Select Responses:</b>			
"More activities and facilities"			
"Improve Crandall Field play space and make it ADA accessible and up to code"			
"Need more variety"			
"Dog park"			
"Marked hiking/biking trails, kayak/canoe event(s), parks, a dog park, tennis courts, botanical garden"			
"More programs for adults"			
"Offer programs for adults in Hope Valley"			
"More sports activities for the old timers"			
"More family events"			
"I would like a community center for winter and to have activities like sports"			
"More activities for young adults"			
<b>Does the town have ample land dedicated to active recreation?</b>	72.41%	25.52%	2.07%
<b>Select Responses:</b>			
"Practice fields for sports that require minimum permanent installation of facilities"			
"Bike paths would be beneficial. Also, the work at Dow [Field] was excellent but it removed the only public basketball courts in Hope Valley"			
"Adult softball fields"			
"More baseball fields, basketball courts, tennis courts would be great"			
"A place where a community/recreation center can be built and located for indoor sports, meetings and other events"			
"Acquire more land for bike paths"			
<b>Should the town continue to participate in the acquisition/preservation of open space dedicated to passive recreation and conservation?</b>	86.21%	12.41%	1.38%
NATURAL/CULTURAL RESOURCES	Yes	No	No Answer
<b>Do you believe the Town has done a good job of protecting its Natural Resources?</b>	79.31%	14.48%	6.21%
<b>Select Responses:</b>			
"More needs to be done in preservation, in protecting health of environment, farming must be supported, etc."			
"Good so far but keep going with it"			
"Encourage both small scale, non-traditional, as well as larger scale more traditional agricultural enterprises"			
"Sound ordinance, stronger aquifer protection since so many rely on wells"			
<b>Do you believe the Town has done a good job protecting its Cultural Resources?</b>	68.97%	21.38%	9.66%
<b>Select Responses:</b>			
"While progress has been made, more is required"			
"Support cultural art events like HopArts"			
"We need to increase cultural resources. They could improve."			
"Raise awareness and appreciation of colonial and Indian landscapes"			
"Identify and protect cemeteries, stone walls and traditional [cultural] places which speak to our heritage and could be used to promote tourism"			
PUBLIC SERVICES AND FACILITIES	Satisfactory	Unsatisfactory	Don't Know
<b>Do you consider Public Safety to be Satisfactory or Unsatisfactory?</b>	82.76%	4.14%	4.83%
<b>Select Responses:</b>			
"Would like to see the police vehicles more frequently in the Hope Valley area"			
"More community policing so residents have opportunities to talk to police from time to time about their concerns. Have a satellite office at Dow, Crandall, etc. put police on bikes to reach out to youth in need, neighborhood patrols at night, anonymous tip lines"			
"Police [Department] too big for town"			
"More chatter strips, better road signage"			
<b>Do you find Recreation in the Town to be Satisfactory or Unsatisfactory?</b>	57.93%	8.97%	17.24%

**Select Responses:**

- "Update playground at Crandall Field"
- "Bring back meal site. Rec department is doing a fantastic job, as always"
- "I would recommend an emphasis on health and well-being."
- "More activities for older/middle age residents"
- "More recreation for teens"

<b>Have you found the Town's Municipal Offices to be Satisfactory or Unsatisfactory?</b>	<b>74.48%</b>	<b>4.83%</b>	<b>9.66%</b>
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**Select Responses:**

- "Do not expand Town Hall"
- "I think the old Ashaway Elementary School should become the new Town Hall."
- "Satisfactory personnel, unsatisfactory buildings"

<b>Are the Town Libraries Satisfactory or Unsatisfactory?</b>	<b>72.41%</b>	<b>4.14%</b>	<b>9.66%</b>
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**Select Responses:**

- "Needs to be bigger. It is a great free resource when times are tough."
- "Need to advertise more and get people in the door through programs such as story hour, holiday craft events, etc."
- "Satisfactory, but the libraries' functional utility as they are currently operated needs to be significantly reevaluated and altered as information technology changes."

<b>Do you find the Public Works Facilities/Services to be Satisfactory or Unsatisfactory?</b>	<b>66.90%</b>	<b>6.90%</b>	<b>18.62%</b>
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**Select Responses:**

- "We need our roads and bridges repaired. The Public Works facility needs the money and resources to do this."
- "Need for more employees/budget to carry out duties"
- "Clean out the drainage systems on rural roads and neighborhoods to help prevent flooding when it rains. Have brush pick-up days in early spring."

<b>Are Social Services for the Town Satisfactory or Unsatisfactory?</b>	<b>31.03%</b>	<b>2.07%</b>	<b>62.76%</b>
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**Select Responses:**

- "Public unaware re: social service agencies/support"
- "Should be better communication of what services are available for children and the poor"

<b>Is the Water Supply in Hopkinton Satisfactory or Unsatisfactory?</b>	<b>60.69%</b>	<b>0.69%</b>	<b>29.66%</b>
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**Select Responses:**

- "Expand water lines"
- "Have a well"
- "Be vigilant regarding our water supply from over- and inappropriate development."

<b>Do you find Septic Wastewater disposal to be Satisfactory or Unsatisfactory?</b>	<b>44.83%</b>	<b>2.07%</b>	<b>42.76%</b>
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**Select Responses:**

- "Too many failing systems going without repair and/or code enforcement"
- "Put in sewers"
- "No other infrastructure – control over-development"

<b>Are the Public Schools Satisfactory or Unsatisfactory?</b>	<b>70.34%</b>	<b>2.76%</b>	<b>13.79%</b>
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**Select Responses:**

- "More teachers. Too many students per teacher"
- "Addition of a charter school"

<b>Is Solid Waste Disposal Satisfactory or Unsatisfactory?</b>	<b>42.76%</b>	<b>7.59%</b>	<b>37.93%</b>
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**Select Responses:**

- "Need a Town facility"
- "More comprehensive recycling incentives, collection of hazardous materials, support inclusion of recycling in product design"
- "No public infrastructure – control over-development"

<b>Have you found Emergency Management, during times of disaster, to be Satisfactory or Unsatisfactory?</b>	<b>70.34%</b>	<b>1.38%</b>	<b>22.76%</b>
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**Select Responses:**

- "Auto calls or texts for shut downs, i.e. Snow, emergencies"
- "Not needed in a small town like Hopkinton. The State has proper and better resources."
- "I think more proactive outreach to seniors in town is warranted during weather extremes."

CIRCULATION	Yes	No	Made Recommendation
Do you find the current conditions of transportation infrastructure (roads, sidewalks, etc.) are adequate to handle the Town's current and future needs?	33.79%	13.79%	50.34%
<b>Select Responses:</b>			
"Need sidewalks, safer bike paths"			
"Many roads need repair"			
"Maintain a plan to inspect and make timely repairs"			
"Roads are adequate – their maintenance is not."			
"Continue to bond for roads and get state/federal help"			
"Hope Valley is charming. I believe there is opportunity for growth, but there's nowhere to park to attract business."			
Would you like to see more public transportation available?	44.83%	53.79%	1.38%
<b>Select Responses:</b>			
"While laudable, I don't think we have the 'heads' to support this."			
"This population is aging and that means aging out of [licenses]. We are also disabled and need public transportation."			
"North to Providence, south to Stonington and Mystic, Connecticut"			
"Hopkinton to/from Westerly, Richmond, Kent County, throughout Washington County"			
"As I age, I see a greater need for public transportation. Shopping and doctor visits will be nearly impossible once I'm unable to drive"			
	Good or Excellent	Fair	Poor
How would you rate the overall quality and maintenance of Town Roads?	30.35%	35.86%	20.69%
<b>Select Responses:</b>			
Many need resurfacing but Public Works does a good job keeping them clean and passable."			
"The Town is great patching roads immediately, but we need a longer lasting solution."			
"Long range planning and budgeting, improve biking and walking option with every road project"			
ECONOMIC DEVELOPMENT	Yes	No	No Answer
Are you pleased with the recent Economic Development in Town?	51.03%	43.45%	5.52%
<b>Select Responses:</b>			
"Need more local business/jobs"			
"So far so good but it's a little slow in coming. Something needs to be done to put a spark back into it. We still need plenty more."			
"Encourage commercial (not industrial) business development in Hopkinton"			
"We need more manufacturing, technology, professional and industrial development."			
"Too fast"			
The Town needs a bigger commercial tax base to lessen the burden on homeowners."			
Do you support the development of a Mixed-Use center that would provide employment opportunities, housing and shopping?	71.73%	26.21%	2.07%
<b>Select Responses:</b>			
"At exits 1 and 2"			
"In existing mill structures and throughout the business areas of town i.e. Ashaway and Hope Valley"			
"Somewhere along Route 3"			
"A small retail center or shopping village like Mystic has would be perfect!"			
"Where the road is wide enough to handle traffic without congestion"			
HOUSING	Yes	No	No Answer
Does the existing housing stock provide an adequate range of housing opportunities to serve the needs of a diverse population?	71.72%	22.76%	5.52%
<b>What type(s) of additional housing is needed?</b>			
"Senior citizens housing – single family and apartments"			
"Apartments are not available but not sure that I want to see apartment buildings in Hopkinton"			
"Better quality low income housing"			
"Starter homes for younger people just getting out of college and starting a family"			
"Affordable housing, affordable rental opportunities"			

## LAND USE

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

**Select Responses:**

- "Continue to improve the Land Development regulations to ensure that we get the 'right' development."
- "Continue to buy development rights of large parcels of land. Maintain strict zoning regulations."
- Keep development for residential limited to prevent tax hike. Expand but control commercial growth"
- "Support efforts to repair buildings of historical significance, find funding for a community center"
- "Maintain rural character, sense of place, protect open space, make villages livable/character"

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

**Select Responses:**

- "Areas that are already developed only"
- "Exit 1 and Exit 2 and areas close to 95"
- "Exit 1 and areas along Route 3 to the Connecticut Border. Areas in Hopkinton where existing industry"
- "None"

### What should the Town do to best preserve its rural character?

**Select Responses:**

- "Support the Land Trust"
- "continue a path of balanced growth with environmental and resource protection"
- "The town should continue doing the things it is currently doing"
- "No more housing and definitely no more trailer parks/camping sites."
- "Keep box stores out and also make it easier for other small businesses to operate"
- "Encourage population stability, open space and farms appreciation, revamp existing housing stock"
- "Maintain Hopkinton City; incentivize restoration of historic and other older homes"

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

**Select Responses:**

- "Those areas that already have some open space so that these areas become larger"
- "Various... Lindhbrook Golf Course, now in receivership"
- "Areas around the bodies of water"
- "Tomaquag Valley area, Hope Valley/Wood River areas"
- "Canochet and Rockville Areas"
- "Crandall Field area"
- Rivers, wooded areas that are away from highway. Hiking areas."
- "Not sure of a specific area, but as much as possible"
- "Satisfied with current open spaces"
- "Route 3, Lawton Foster area"
- "Link existing parcels by partnering with the State and other land preservation agencies"

## FURTHER COMMENTS

### What do you like about living in Hopkinton?

- Close to work: 23.45%
- Small/rural town atmosphere: 82.76%
- Housing affordability or cost: 10.34%
- Family and friends nearby: 37.93%
- Convenience of services: 6.21%
- Scenic beauty: 66.90%
- Quality of schools: 35.17%
- Agricultural/Farming aspects: 36.55%
- Other: 12.41%

**Select Responses:**

- "Property inexpensive to buy"
- "Limited streetlights"
- "Easy access to I-95 allowing for convenient commute and travels to Boston, Providence, etc"
- "Peaceful and safe, friendly and helpful municipal staff, public works and police"
- "Historical and Cultural heritage"

“At the time it was the only town we [could] afford to buy a house”

Looking ahead ten years to 2025, do you think Hopkinton will be a better place to live than it is today, a worse place to live, or about the same?

Better: 23.45%

Worse: 4.83%

About the same: 33.10%

Don't know: 12.41%

Identified positive and/or negative trends: 24.83%

Did not answer: 1.38%

**Select Responses:**

“Depends on the outcome of the ‘Love’s Project’ ... will have significant impact on the community.”

“A nice place to live but too expensive for most of the current residents”

“The taxes are so high right now that something has to change... how to effect change that will lessen the burden while maintaining the small town is the issue”

“Too much development allowed. Can expect to see more flooding, loss of wildlife habitat, loss of tourism dollars from Arcadia”

“If nothing changes I predict business will continue to fade and the town will decay”

“New kinds of farming, more open space, low population growth, alternative transportation will also be a positive”

“I am worried that we’ll get stuck with a big box, gas station, or chains at both 95 exits”

“The up-and-coming generation will not be able to afford to live in Hopkinton. Increase businesses to help in lowering tax rate.”

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**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. Ell 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



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 Recreation Commission has recommended clearing the road for driving access, defining the picnic area, and beautifying the river front area. The demand for this park has yet to be established 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



**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 press box 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 press box. 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. Lindhbrook Golf Course  
AP. 11/51 34 Acres

Established in 1978 as Springhaven Golf Course, Lindhbrook 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/clubhouse.

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

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

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

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

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

56. Cluster 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

*Total Farm, Forest and Open Space acreage: 16,460*

# **Appendix C**

## **Natural and Cultural Resources Inventory**

**TABLE C-1: INVENTORY OF NATURAL AND CULTURAL RESOURCES**

NATURAL RESOURCES	
Arcadia Management Area (State of Rhode Island) Camp Yawgoog Northern Hopkinton Pond complex Tomaquag Valley region Wood-Pawcatuck River system	
CULTURAL RESOURCES	
Villages	
Alton	Centerville
Ashaway	Locustville
Barberville	Moscow
Bethel	Potter Hill
Bradford	Rockville
Burdickville	Woodville
Canonchet	Wyoming
Historic Places	
<b>Ashaway Village Historic District</b>	Bethel Factory (c. 1850) Cundall House (c. 1799) Ashaway Woolen Mills (c. 1846) Jacob D. Babcock House (c. 1778) Knight Street mill houses (late Victorian era) Ashaway Line & Twine building (c. 1903) Main Street House (late Victorian era) Ashaway School First Seventh Day Baptist Church (c. 1835) Hopkinton Academy (c. 1858)
<b>Canonchet Village Historic District</b>	A small village (previously known as Ashville) along one-mile of Canonchet Road in central Hopkinton; includes a church, several houses and a mill
<b>Hope Valley Village Historic District</b>	Barber's Hall (formerly Washington Trust; c. 1864) Prudence Crandall marker (c. 1833) First Baptist Church (c. 1845) Odd Fellow's Hall (H.C. Woodmansee; c. 1874) Hiscox House (c. 1825) E.L. Crandall House (late Victorian era) Carpenter House (c. 1770) Joseph Langworthy House (c. 1841) Nichols & Langworthy Machine Co. building (c. 1868) Aldrich House (c. 1859) Maple Street houses (c. 1870 and after) Side Hill Road mill houses (late Victorian era) Nichols House (late Victorian era)
<b>Hopkinton City Historic District</b>	Thomas Wells House, (c. 1789) Thurston-Wells House (c. 1848) Former First Baptist Church (c. 1836) Second Seventh Day Baptist Church (c. 1789)

<b>Rockville Village Historic District</b>	House (c. 1792) House (late Victorian era) Seventh Day Baptist Church (c. 1847) Rockville Mill (c. 1844)
<b>Tomaquag Valley Rock Shelters</b>	Several granite rock formations and crevices
<b>Wyoming Village Historic District</b>	Dam, waterfall, mill pond, and mill ruins 18 residences along Prospect Square (13 built between 1830-1860 in the Greek Revival style)
<b>Woodville Historic District</b>	A small settlement along the Wood River in both Richmond and Hopkinton; comprises a group of five residences and mill ruins

There are 44 structures listed in the Rhode Island Historical Preservation and Heritage Commission's *Preliminary Survey Report: Town of Hopkinton* (October 1976)

#### Archaeological Sites

<b>RIHPHC file site 716</b>	prehistoric site off Skunk Hill Road
<b>RIHPHC file site 243</b>	prehistoric site near Camp Yawgoog
<b>RIHPHC file site 1276</b>	prehistoric site near Blue Pond
<b>RIHPHC file site 244</b>	prehistoric site near Switch Road
<b>RIHPHC file site 75</b>	prehistoric site near Route 3 at Interstate 95 and Canonchet
<b>RIHPHC file site 226</b>	prehistoric site near Diamond Hill Road and Tomaquag Road
<b>RIHPHC file site 406</b>	historic site near Wellstown Road
<b>RIHPHC file site 302</b>	historic site near Laurel Street
<b>RIHPHC file site 305</b>	historic site near Chase Hill Road and Route 3

#### Cemeteries

Hopkinton has 86 identified local cemeteries and nine cemeteries known to exist but not yet located; a complete listing of cemeteries was compiled by Gayle Waite and Lorraine Tarket-Arruda and is published in "Hopkinton, Rhode Island Historical Cemeteries"

Other Notable Sites This includes the Old Rockville Road Natural Area terminating at Wincheck Pond, Tomaquag Road Rural Landscape, and Yawgoog Scout Camp.

# Appendix D

## Public Facilities Inventory

**TABLE D-1: INVENTORY OF PUBLIC FACILITIES**

FACILITY TYPE	LOCATION
<b>Municipal Offices</b>	
Town Hall (Main Offices)	1 Town House Road
Thayer House (Finance/Planning)	482 Main Street
Crandall House (Recreation/Social Services)	188 Main Street
Public Works Garage (Public Works/Building and Zoning/Animal Control)	395 Woodville Road
Westerly Transfer Station (Solid Waste)	39 Larry Hirsch Lane (Westerly)
<b>Public Safety/Emergency Management</b>	
Hopkinton Police Station	406 Woodville Road
Ashaway Ambulance Association	72 High Street
Hope Valley Ambulance Squad	5 Fairview Avenue
Red Cross Evacuation Shelter	Chariho Middle School
<b>Hope Valley-Wyoming Fire District</b>	
Station 1	996 Main Street
Station 2	350 Church Street (Richmond)
Station 3	Camp Yawgoog
<b>Ashaway Volunteer Fire Association</b>	
Ashaway Station	213 Main Street
<b>Chariho Regional School District</b>	
Ashaway Elementary School	12A Hillside Avenue
Hope Valley Elementary School	15 Thelma Drive
Chariho Middle School	455B Switch Road (Richmond)
Chariho High School	453 Switch Road (Richmond)
<b>Library Services</b>	
Ashaway Free Library	15 Knight Street
Langworthy Public Library	24 Spring Street