

2 He has previously managed five other liquor stores in Providence, Cranston, and Exeter.
4 While those businesses had other services as well, this location will be only a package
6 store. Living in Hopkinton, he had researched this location and saw great potential in
8 the existing Dutch colonial home on the premises. Although not usable for retail
10 purposes, the existing home can be used as a back room. The lot requires
12 reconfiguration, and the entrance will be moved. The sign will be a wood sign that is
spot-lit, which will be Dark Sky compliant. The loading zone will be in the rear of the
building. The store will require a minimum of eight employees; with the hours of
operation will be Mon-Sat. 9-10 and Sundays 10-6, which are standard hours for such an
establishment. The applicant plans to use the property as a neighborhood business, with
the intent to serve the local area, and will not seek to serve the whole state.

14 Mr. Comolli called his next witness, Mr. Jim Plant Mr. Plant is an Associate of John
16 Patrick Walsh Architectural Design. The witness testified that he assisted Mr. Walsh in
18 the design of the plans, but is currently engaged in their Intern Development Program
20 and is not licensed within the State of Rhode Island. Upon request by Mr. Comolli, he
22 described the plan modifications to the Planning Board. He explained that floor plan
24 wasn't changed much, aside from a few coolers being moved. The rear of the building
26 was curtailed slightly from the original plan. The plans still include the Dutch colonial
house by preserving the roof lines from the house across the rest of the building. The
exterior renderings show that the base of the building would be stone, and top would be
a vertical siding. The columns would be wood toned, and the trim boards would be a
white composite. Samples of the materials were provided to the Board. The witness
explained that the "big box" façade would be avoided using depth on the building sides
rather than flat panels and he felt it would fit into the neighborhood nicely.

28 Mr. Comolli called his next witness, Mr. Anthony Nenna. Mr. Nenna testified that he is a
30 registered professional engineer in the State of Rhode Island and has been for about
32 fifteen years. He has testified as an expert before this Board in the past. Mr. Nenna was
34 hired by Mr. Plante for this project. Mr. Nenna reviewed the plans for the Board,
36 providing particular detail to the drainage and infrastructure features of the plans. The
38 proposal involves relocating the entrance to the property 30 feet south, so that the
40 entrance to parking and loading areas would be straighter, and to maximize sight lines
42 to the road. The current sight lines exceed what is required for the road both to the north
44 and south on Route 216. The entrance will be divided, with parking to the front and side
of the building. The employee parking and loading area will be to the rear of the
building. The project requires a new septic system, which was positioned to maintain
separation to the two wells on the property and the underground infiltration drainage
system. The drainage plan requires a permit from DEM, as does the septic system. The
project also needs a Physical Alteration Permit from DOT to accommodate the new
entrance location. The parking area will have two handicap spaces to the south of the
building, and will have a covered sidewalk that will wrap around the building. The
project conforms with the zoning ordinance and will not require any variances.

2 Questions from the Planning Board:

4 Ms. Williams: I'd like to thank the applicant for addressing the issues the Planning
6 Board raised at the last meeting. We asked that you address the split-zone issue, provide
extra notice to the neighbors, move the sign back from the road, and the samples of the
materials. I think the applicant has addressed a lot of our concerns.

8 Mr. Sardone: Is the existing cesspool being removed?

10 Mr. Nenna: Yes. Part of the installation will include pumping whatever is in it and
backfill it.

Mr. Sardone: Will there be a dumpster in the back?

12 AN: Yes, in the back near the loading area. We're proposing that it be fenced.

14 Mr. Pennypacker: Based on the other project at our last meeting, and the maintenance
plan we had for that project's catch basin, do you have a scheduled maintenance plan for
this project?

16 AN: Typically in my applications to DEM, it would include a routine maintenance
schedule.

18 Mr. Pennypacker: The applicant said that there would be a minimum of eight
employees, but what would that look like in the store?

20 Mr. Plante: Generally, I there there will be two full-time and five or six part-time
employees. Anywhere from six to eight people, never more than three in the store at a
22 time.

Ms. Williams: I believe you'll have to get a sign permit from the Town Council?

24 Mr. Comolli: Yes, we will in order to be compliant with the ordinance. We intend that it
will be wood and be spot-lit. There will be no LED lighting.

26

28 Questions from the public:

30 Ms. Capalbo: I have a couple of questions. The dumpster, will it be surrounded with
landscaping as well as the fencing?

32 Mr. Comolli: It will be sited several hundred feet from the road and behind the building.

34 Mr. Plante: We're only getting a small cardboard dumpster for recycling. The regular
trash will be only a small amount. We'll consider the sight lines, our concern will be to
make it as nice as possible.

36 Ms. Capalbo: How wide are the entrance and each curb cut?

Mr. Nenna: Each lane is fourteen feet wide, with a five foot wide divider in between.

38 We sought to extend the sight lines beyond the requirements with safety in mind.

40 Ms. Capalbo: For the sign lighting: Ground lighting isn't always Dark Sky compliant.
And I thought that the exterior textures looked very nice and will be good for the
neighborhood business.

42 Mr. Lovewell: How far is the entrance from Grills Lane? My children get picked up by
the school bus there. What kind of traffic will be going on then?

44 Mr. Plante: The store opens at 9:00am, and the peak in the afternoon is after work
around 5:00pm.

2 Mr. Sardone: The buses will be stopping traffic no matter what, even during the busy
times. Nobody should be moving when the kids are dropped off.

4 Ms. Capalbo: Can the bus go down Grills Lane.

Mr. Lovewell: No, there's no turnaround at the end (dead end).

6 Ms. Capalbo: You could talk to the Superintendent, Mr. Ricci, and ask they the bus
drivers be particularly cautious at that location.

8 Mr. Lovewell: Another thing is the entrance is directly across from the entrance. I know
there's a stop sign there, but I think there will be a lot more traffic there. I'm concerned
10 about any effect this might have on my property value, as well.

12 Mr. Comolli: This shouldn't have any impact on property value. Grills Lane is it's own
neighborhood and the land is zoned neighborhood business.

14 Ms. Williams: I think that the entrances being across from each other is preferred by
DOT, for line of sight and traffic reasons.

Mr. Lovewell: I'd like to see exactly where it's going to be in relation to Grills Lane.

16 Mr. Comolli: As a condition of approval, we'd be happy to submit to him a copy of the
application. If there are any issues concerning the children being dropped off, we'd be
18 happy to return and address them.

20 Ms. Williams: In order to decide whether or not to approve this plan under
Development Plan Review, the Planning Board has to agree that the proposed
22 development is consistent with the Hopkinton Comprehensive Plan and has
satisfactorily addressed any inconsistencies; will not result in conditions detrimental to
24 health, safety, and welfare; that the granting in such approval will not substantially or
permanently injure the appropriate use of the property in the surrounding area of
26 zoning district; there will be no significant environmental impact to the proposed
development as shown on the Final Plan with all required conditions of approval; the
28 proposed development has adequate and permanent access to a public street; the
applicant has advertised the project as required for lighting and signage permits;
30 adequate disposal of all solid, liquid, and gaseous waste; ecological considerations and
conforming to existing topographical features; landscaping being installed according to
32 the landscape design; utilities and loading areas are adequately screened; adequate safe
parking and access exist; the development minimizes soil erosion; stormwater drainage
34 is addressed; et al. (Findings)

36 Mr. Lamphere: If the Board finds positively on this application, I recommend that the
applicant be required to obtain and obtain all state and local permits required, and that
38 the applicant produce approval from the fire marshal that the site plan is adequate for
fire protection, and that the remaining application fees of \$432 be paid to the Town.
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44

2 MR. HOLBERTON MOVED THAT THE APPLICATION BE APPROVED UNDER DEVELOPMENT
4 PLAN REVIEW, SUBJECT TO ALL STATE AND LOCAL PERMITS BEING OBTAINED, APPROVAL BY
THE FIRE MARSHAL, ALL FEES BEING PAID TO THE PLANNING DEPARTMENT, AND THE
FINDINGS LISTED PREVIOUSLY BY THE CHAIR.

6 MR. SARDONE SECONDED THE MOTION
ALL MEMBERS APPROVE. MOTION PASSES

8

NEW BUSINESS:

10 None

12 SOLICITOR'S REPORT:

None

14

PLANNER'S REPORT:

16 None

18 CORRESPONDENCE AND UPDATES:

20 The RI Statewide Planning Program was still informally reviewing the town's
Comprehensive Plan Update. The maps for the plan have been submitted to Statewide
Planning for their review. Mr. Lamphere expects to receive comments from the state in
22 the near future.

24 PUBLIC COMMENT:

None

26

DATE OF NEXT REGULAR MEETING: November 5, 2016

28

ADJOURNMENT:

30 MR. SARDONE MOVED TO ADJOURN THE MEETING

MR. BEDOYA SECONDED THE MOTION

32 ALL MEMBERS APPROVE. MOTION PASSES.

34 The meeting adjourned at 8:00.

36

Attest: _____

38 Sean Henry, Planning Board Clerk

40 Approved: