

2 **TOWN OF HOPKINTON**
4 **PLANNING BOARD**

6 **Wednesday, June 1, 2016**

7 **7:00 P.M.**

8 **Hopkinton Town Hall**

9 **One Town House Road, Hopkinton, Rhode Island 02833**

10 **CALL TO ORDER:**

11 The June 1, 2016 meeting of the Hopkinton Planning Board was called to order at 7:00
12 P.M. by Chair Al DiOrio. He began the meeting by introducing new Planning Board
13 member Tom Holberton.

14

15 **MEMBERS PRESENT:**

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Al DiOrio, Hazel Douthitt, Tom Holberton and Frank Sardone were present. Amy
Williams was absent.

18

Also present were: James Lamphere, Town Planner; Kevin McAllister, Town Solicitor;
20 Sean Henry, Planning Board Clerk; and John Pennypacker, Conservation Commission.

22

APPROVAL OF MINUTES:

MS. DOUTHITT MOVED TO APPROVE THE MINUTES OF THE APRIL 6TH 2016 MEETING.

24

MR. SARDONE SECONDED THE MOTION.

MS. DOUTHITT AND MR. SARDONE APPROVE. MR. DIORIO AND MR. HOLBERTON ABSTAIN.
26 MOTION PASSES.

28

NEW BUSINESS:

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CDBG Housing Rehabilitation Application – Proposed repairs to multi-unit affordable
housing facility – Canonchet Hill, L.P. applicant - **AP 14 Lot 47C – 807 Main Street**. Review
activity for consistency with Hopkinton’s Comprehensive Plan.

32

Mr. Lamphere provided a summary of the project uses for the Planning Board. It is an
application for CDBG funds to be used for housing rehab at Canonchet Woods, an
34 affordable multi-unit housing site near the intersection of Route 3 and Woodville-Alton
Road. The housing rehabilitation funds would be used for Canonchet Woods Building
36 #3, which houses 23 units. The rehab funds will be used for improvements to the
exterior, roof, windows, and boiler. A refinance will also be part of the total funds used.
38 The funds will be drawn from the RI Division of Planning’s State Housing Set-aside
CDBG program. The reason it was brought before the Planning Board was to review the
40 project uses for any potential conflicts with Hopkinton’s Comprehensive Plan.

42

Mr. DiOrio asked to Mr. Lamphere why this project was being considered separately
from the rest of the CDBG applications that were before the Planning Board two months

2 prior. Mr. Lamphere stated that projects applying for funding from the Set-aside
4 program are considered on a rolling basis, not annually as with the regular CDBG funds.
It could have been considered at April’s meeting the project application came in at that
6 time.

8 *At this time, a representative from the Canonchet Woods, Jack Lebowski, came forward to address
any questions related to the project.*

10 Questions from the Planning Board:

12 Ms. Douthitt: What are the water and sewer costs outlined in the costs section on page
14 14? There is no water or sewer service for this property.

14 Mr. Lebowski: The water and sewer costs reflect a pro-rated cost among the three
16 buildings at the site. It is the cost of running the well, leeching fields, replacing
several wells, water storage and distribution, and fire suppression.

16 Mr. DiOrio: [to Mr. Lamphere] Are you prepared to state that this project is consistent
18 with the Hopkinton Comprehensive Plan?

18 Mr. Lamphere: Yes I am. I think this would qualify under the town-wide housing rehab
20 program that we have.

20 Mr. DiOrio: Please correct me if I’m mistaken, but the only item that the Planning Board
22 is being asked to move on is a positive finding that the project is consistent with
the Comprehensive Plan?

22 Mr. Lamphere: The Planning Board is being asked to certify that the project does not
24 conflict with the town’s Comprehensive Plan.

24 Mr. DiOrio asked if there were any questions from the public, and there were none.
26

28 MR. SARDONE MOVED TO CERTIFY THAT THIS ACTIVITY DOES NOT CONFLICT WITH THE
30 HOPKINTON COMPREHENSIVE PLAN.

30 MR. HOLBERTON SECONDED THE MOTION.

32 ALL MEMBERS APPROVE. MOTION PASSES.

34 **Discussion** – Upcoming Comprehensive Plan Workshop

36 Mr. Lamphere updated the Planning Board on the ongoing Comprehensive Plan update
project, which will include a public workshop with the Town Council and the Planning
38 Board. The original purpose of the discussion was to determine several possible dates
for the workshop over the summer for which the Planning Board members would be
40 available. He informed the Board that, since the meeting’s agenda had been sent out the
week before, discussions with the consultant writing the Plan changed the timetable for
42 the workshop. The Planning Department had already received a first draft from the
consultant and returned it back to them for revisions. The consultant was instructed to
44 revise the draft and submit it to RI Statewide Planning for an informal review, for the
purpose of finding out what revisions the Town would need to make in order to receive
state approval. Once those comments have been received, the Planning Department will

2 then devise a solution that addresses those comments. A workshop would then take
4 place at that point, in order to help the Council and Planning Board focus on the parts of
6 the Plan critical to receiving approval. Mr. Lamphere stated that rather than the
8 summer, he estimated that the workshop would take place in late August or September.
10 Mr. Holberton agreed that the new plan was a proper course of action, having had
12 experience with approving a Comprehensive Plan in the past. Mr. DiOrio suggested
14 keeping the item on the agenda in order to keep the Planning Board aware of
developments and determine dates for the workshop when appropriate. Ms. Capalbo
suggested that the Planning Board be made aware of the contents of the Comprehensive
Plan ahead of the workshop and the Town Council, that way some opinions could be
established in advance of the meeting and they could better inform the Council at the
workshop. Mr. DiOrio agreed.

14 No vote was taken.

16 **OLD BUSINESS:**

18 None

20 **SOLICITOR'S REPORT:**

22 None

22 **PLANNER'S REPORT:**

24 None

26 **CORRESPONDENCE AND UPDATES:**

28 None

28 **PUBLIC COMMENT:**

30 None

32 **DATE OF NEXT REGULAR MEETING:** July 6, 2016

34 **ADJOURNMENT:**

36 MR. SARDONE MOVED TO ADJOURN THE MEETING

36 MR. HOLBERTON SECONDED THE MOTION

38 ALL MEMBERS APPROVE. MOTION PASSES.

38 The meeting adjourned at 7:15.

40
42 Attest: _____
Sean Henry, Planning Board Clerk

44 Approved: