

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

6 **January 7, 2015**

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

8 **Hopkinton Town Hall**

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

10 **CALL TO ORDER**

11 The January 7, 2015 meeting of the Hopkinton Planning Board was called to order at 7:00
12 p.m. by Chairman Alfred DiOrio.

14 **MEMBERS PRESENT**

15 Alfred DiOrio, Donald Simmons, Hazel Douthitt, Amy Williams and Frank Sardone
16 were present. Howard Walker and Carolyn J. Doyle were absent.

18 Also present were: James Lamphere, Town Planner; Scott Levesque, Town Solicitor; and,
19 Harvey Buford, Conservation Commission.

20 **APPROVAL OF MINUTES**

22 MR. SIMMONS MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 5, 2014 MEETING AS
23 RECORDED.

24 MS. WILLIAMS SECONDED THE MOTION.

25 MESSRS. DIORIO, SIMMONS AND SARDONE AND MSES. DOUTHITT AND WILLIAMS APPROVE.

26 MOTION PASSES.

28 **OLD BUSINESS: NONE**

30 **NEW BUSINESS**

31 **Administrative/Minor Subdivision – Marsh Subdivision – Plat 7, Lots 50A and 48,**
32 **Maxson Hill Road. Gary and Trina Marsh, applicants.**

33 Terry Rhodes, ARM Engineering, represented the applicant. Also present were George
34 Dupont, ARM, and the applicants.

36 Mr. Rhodes said the Marsh's own a farm on Maxson Hill Road and want to divide a lot
37 for their daughter. There are 36 acres of open land on the west side that is attached to
38 their land, but there is not enough frontage for a single lot. They would like to do an
39 administrative subdivision and transfer the land to provide a two acre lot for their
40 daughter. They are requesting to first do an administrative subdivision then site
41 suitability for a two lot minor subdivision. There is a two foot water table on the new lot
42 and a 1 1/2 foot water table on the remaining lot which was prepared by Arthur Cripps.
Mr. Klinger from Ecotones flagged the wetlands on the property. They have a letter

2 stating that the wetlands have been reviewed and they do not see a problem. The rear of
4 the 2.6 acre lot will be touching wetlands.

4 Mr. DiOrio asked how they submitted septic suitability without wetlands.
6

6 Mr. Dupont said there is no effect on the building.
8

8 Mr. DiOrio said their subdivision suitability does not show wetlands on the site; we
10 cannot see that impact on the plan.

12 Mr. Dupont asked if the Board can approve the administrative subdivision as there are
14 no wetlands on the triangular piece.

14 Mr. Rhodes said that under the new regulations they are here for preliminary and will
16 come back for final.

18 Mr. DiOrio said we do not have the information necessary to make a final approval.

20 Mr. Simmons, Ms. Williams and Mr. Sardone agreed that approval should be as
22 normally done.

22 Mr. DiOrio said Mr. Lamphere can approve the administrative in office.
24

24 Mr. Rhodes said he wants to move to final next month and concurred that they are
26 missing wetlands on the plan.

28 Mr. DiOrio advised Mr. Rhodes to return with wetlands on the plan and with the
30 requirements of our regulations.

30 Ms. Williams asked, the 2.6 acres is being taken out of the Farm, Forest and Open Space
32 program and if that is where the \$7000 in due taxes is from? She asked if the parcel
34 being subdivided can be further subdivided.

34 Mr. Dupont said the 40 acres will have 225 foot road frontage with a house that would
36 block the rest of the land.

38 Mr. DiOrio asked if there were any immediate plans to develop the remaining parcel.

40 Mr. Marsh said there are no plans to further develop. They may put in a road to get to a
42 new barn in the future.

42 Mr. DiOrio said to the north of the parcel, only on sheet two, is a dimension of 422 feet.
44 He asked if the remaining tract will also have the 225 foot frontage on a town road.

2 Mr. Rhodes said it is a town road.

4 Mr. DiOrio asked them to note on the plan that 400 feet is on a town road.

6 MS. WILLIAMS MOVED TO CONTINUE THE APPLICATION TO THE FEBRUARY MEETING AS PRELIMINARY/FINAL.

8 MR. SARDONE SECONDED THE MOTION.

10 MESSRS. SIMMONS, DIORIO AND SARDONE, AND MSES. DOUTHITT AND WILLIAMS APPROVE. MOTION CARRIES.

12 SOLICITOR'S REPORT: None

14 PLANNER'S REPORT

Matson Administrative Subdivision - Approval

16 Mr. Lamphere informed the Board that he has approved an administrative subdivision for Mr. Matson. A copy of the subdivision is in the Board's packet.

18

CORRESPONDENCE AND UPDATES

20 Mr. Lamphere included in the packets, a memo regarding a Zoning Board meeting on January 15, 2015 for Love's Truck Stop.

22

24 Mr. Levesque said it is regarding an appeal of an issuance by zoning for a special use permit.

26 PUBLIC COMMENT: None

28 DATE OF NEXT REGULAR MEETING: February 4, 2015

30 ADJOURNMENT

MR. SIMMONS MOVED TO ADJOURN. MR. SARDONE SECONDED THE MOTION. ALL APPROVE.

32

The meeting was adjourned at 7:40 P.M.

34

Attest: _____

36 Lynda St. Amour, Planning Board Clerk

38 Approved: March 4, 2015