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**TOWN OF HOPKINTON  
PLANNING BOARD**

January 8, 2014

7:00 P.M.

Hopkinton Town Hall

One Town House Road, Hopkinton, Rhode Island 02833

10 **CALL TO ORDER**

12 The January 8, 2014 meeting of the Hopkinton Planning Board was called to order at 7:00 p.m. by  
Chairman Alfred DiOrio.

14 **MEMBERS PRESENT**

16 Alfred DiOrio, Hazel Douthitt, Donald Simmons and Carolyn J. Doyle were present.  
Howard Walker and Joseph Escher were absent.

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

20 **APPROVAL OF MINUTES**

22 MR. SIMMONS MOVED TO TABLE THE MINUTES OF THE DECEMBER 4, 2013 MEETING.

Ms. DOYLE SECONDED THE MOTION.

24 MESSRS. DIORIO AND SIMMONS, AND MSES. DOYLE AND DOUTHITT APPROVE. MOTION CARRIES.

26 **NEW BUSINESS**

28 Development Plan Review - Megawatt Energy Solutions & Bank Street Holdings, LLC – AP 28,  
Lot 122 – 45 Bank Street

The applicant requested this application be continued to the next meeting.

30 MR. SIMMONS MOVES TO CONTINUE THIS APPLICATION TO THE FEBRUARY 5, 2014 MEETING AT 7:00 P.M.

32 MS. DOYLE SECONDED THE MOTION.

MESSRS. DIORIO AND SIMMONS, MSES. DOYLE AND DOUTHITT APPROVE. MOTION CARRIES.

34 **OLD BUSINESS**

36 **Review/Discuss – Proposed Ordinance Amendments**

38 ■ **Planned Unit Development**

40 Mr. DiOrio thanked Mr. Walker for his work on the PUD.

42 The Board reviewed and discussed the changes to the ordinance.

44 Ms. St. Amour will make the edits to the document which will now be moved to a workshop.

46 ■ **Development Plan Review**

48 Mr. Lamphere said he has replaced the existing ordinance with a new one. He distributed  
the existing ordinance to the Board as it will be used for a current project.

2 Mr. Lamphere explained the changes he made which were reviewed and discussed by the Board. He asked how the Board wants the Town staff to work on projects.

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6 Mr. Levesque said some conditions the Board places on a project do not get enforced. He suggested that if the Planner is involved, there should be consistency throughout every tool.

8 Ms. St. Amour will make the edits to this document as well as the other ordinances and regulations to make all consistent.

10 **SOLICITORS’S REPORT:** None

12 **PLANNER’S REPORT:** None

14 **CORRESPONDENCE AND UPDATES:** None

16 **PUBLIC COMMENT:**

- 18 ■ Ms. Capalbo was concerned that the density of school age children in a PUD would be too much for the schools to handle, referring to Brushy Brook.

20 Mr. Lamphere said the density in a PUD is controlled by the residential density for the property.

22 Mr. Levesque said Brushy Brook was a comprehensive permit. A PUD is a mechanism where the Town Council creates a new zone for a specific project. The Town has more control with a PUD.

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26 ■ Mr. Buford said the compound and cluster ordinances should be worded differently so that open space land could be transferred to the Land Trust, state or a nature conservancy. It should be worded as non-buildable.

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30 Mr. Levesque suggested Mr. Buford recommend the change in language at the workshop for review of the Subdivision Regulations, with the Town Council, before their acceptance.

32 **DATE OF NEXT REGULAR MEETING:** February 5, 2014

34 **ADJOURNMENT**

36 MS. DOYLE MOVED TO ADJOURN.  
MR. SIMMONS SECONDED THE MOTION. ALL APPROVE.

38 The meeting was adjourned at 8:25 p.m.

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42 Attest: \_\_\_\_\_  
44 Lynda St. Amour, Planning Board Clerk

46 Approved: April 2, 2014