

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

6 **May 18, 2015**

6 **6:00 P.M.**

8 **Hopkinton Town Hall**

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

10 **CALL TO ORDER**

12 The May 18, 2015 Special Meeting of the Hopkinton Planning Board was called to order at 6:00 p.m. by Vice Chairman Howard Walker.

14 **MEMBERS PRESENT**

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

18 Also present were: James Lamphere, Town Planner; Scott Levesque, Town Solicitor;
20 and, Barbara Capalbo, Town Council Liaison.

22 **OLD BUSINESS**

24 **Beechwoods Subdivision – Alton-Bradford Road (Route 91) – Plat 5, Lot 73 – Picerne Real Estate Group, applicant. Applicant’s request for recommendation to the Town Council for Release of Performance Bond Applying to Phase I and Setting the Amount of Maintenance Bond for Beechwood Hollow and Hopkins Hollow Roads, and Applicant’s request for a recommendation to the Town Council to accept Beechwood Hollow and Hopkins Hollow Roads.**

30 Mr. Walker asked if this meeting was advertised properly. Mr. Lamphere responded that it was advertised in the customary manner in accordance with State open meeting
32 laws.

34 Attorney John V. McGreen represented W.F.D. Associates, L.P. and Picerne Real Estate Group (the “Developer”), requesting release of the existing Improvement Bond on
36 Beechwoods Phase I in the amount of \$507,540.00. Attorney McGreen submitted a check in the amount of \$5,434.93 to reimburse the Town for inspection services provided by
38 Fuss & O’Neill. Attorney McGreen has requested that the Town Council accept the two roads that are part of this subdivision, Beechwood Hollow Road and Hopkins Hollow
40 Road, and that the Planning Board set the amount of a Maintenance Bond applying to those roads.

42 Mr. Walker asked for comments from the Planning Board members and Town Planner.

2 All Planning Board members were satisfied that subdivision improvements were
4 completed in accord with the Regulations.

6 Mr. Lamphere told the Board that Mr. McGreen has provided a metes and bounds
8 description of the roads to be conveyed to the Town, evidence of establishment of the
Homeowner’s Association, and a declaration that the HOA is the party responsible for
the maintenance of all detention basins and fire cistern.

10 Mr. Lamphere asked the Board for a motion to recommend that the Council accept
12 Beechwood Hollow Road and Hopkins Hollow Road into the Town roadway system,
that the Town Council authorizes the Town Clerk to return improvement guarantees to
14 the developer in the amount of \$507,540.00, and that the Planning Board set a
Maintenance Guarantee in the amount of \$69,297.00.

16 MR. SIMMONS MADE THE MOTION AS READ BY THE PLANNER
MR. SARDONE SECONDED THE MOTION.
18 MESSRS. WALKER, SIMMONS AND SARDONE AND MS. WILLIAMS APPROVE.
MOTION PASSES.

20

ADJOURNMENT

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

24 The meeting was adjourned at 6:15 P.M.

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Attest: _____
28 James Lamphere, Town Planner

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