

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

6 **June 4, 2014**

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 4, 2014 meeting of the Hopkinton Planning Board was called to order at 7:04 p.m. by
12 Chairman Alfred DiOrio.

14 **MEMBERS PRESENT**

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

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

22 **APPROVAL OF MINUTES**

23 MR. WALKER MOVED TO ACCEPT THE MINUTES OF THE MAY 7, 2014 MEETING AS CIRCULATED.

24 MR. SIMMONS SECONDED THE MOTION.

25 MESSRS. DIORIO, SIMMONS AND WALKER, AND MSSES. DOUTHITT AND DOYLE APPROVE.

26 MOTION CARRIES.

28 **NEW BUSINESS**

29 Mr. DiOrio recuses. Mr. Walker takes the Chair.

30 **Earth Removal Operation Registration – Eminel Holdings, LLC – Plat 4, Lot 2 – High Street (Rt.
31 216) - Eminel Holdings, LLC, Frank Turrisi, Manager, applicant.**

32 Mr. Turrisi, president of Eminel Holdings, was present.

34 The Planning Board did not have any questions for the applicant.

36 Mr. Buford said the applicant was before Zoning to apply for a new operation for the property,
37 processing wood chips. The contour lines on the site map show this as being close to the gravel
38 operation. The Conservation Commission's concerns are a gravel bank spill that would pollute
39 the groundwater and that the gravel bank is restored when the operation ends. He would like to
40 see more detail for when the Town Council does their review. He asked how the site will be
41 restored when the operation is finished.

42 Mr. Turrisi said the banks have been graded and Russian olive is growing up the banks. They are
43 applying for a permit to do wood waste, turning stumps and brush into mulch. All their service
44 trucks have containment spill kits on them.

46 Mr. Walker asked, if we have an earth removal ordinance that addresses the question of
48 restoration and ground water contamination.

2 Mr. Lamphere said it is addressed to a limited degree. This is basically a registration that is
4 before the Board tonight; not a site plan review. The applicant did provide something that
confirms they will comply with applicable Town Ordinances.

6 Mr. Levesque said a section in the ordinance refers to a requirement that a general restoration
8 plan is in place and as well as a reference to standard spill containment.

10 Mr. Turrisi said they have no plans to dig but want a permit to bring material in, process it, and
bring it back out.

12 Mr. Walker said he understands this is a pre-existing operation and a non-conforming use. The
14 applicant is requesting to register the operation. The Planning Board is to offer comments to the
Town Council. It is an existing operation that is about to wind down as a gravel operation and is
16 starting up a different kind of operation that is before the Zoning Board for review.

18 Mr. Turrisi said their hours of operation are 7 a.m. to 4 p.m., and will be similar to Thompson's
wood mill. The grinding of stumps will be on the Dodson side of the property. They will need a
20 traffic study on Rt. 216 to complete the permit.

22 MR. SIMMONS MOVED TO FORWARD THIS APPLICATION TO THE TOWN COUNCIL WITHOUT COMMENT.

MS. DOYLE SECONDS THE MOTION.

24 MESSRS. WALKER, SIMMONS AND MSES. DOUTHITT AND DOYLE APPROVE.

MOTION CARRIES.

26 Mr. DiOrio returns to resume Chair.

28 **Proposed Ordinance Amendments – Residential Compounds, Residential Cluster**
30 **Development, Planned Unit Development, and Development Plan Review – Zoning Revision**
Consultant, Nancy Letendre, Esq.

32 Ms. Letendre, a land use attorney and certified planner, is working with the town on the Zoning
Ordinance revisions.

34 The Board reviewed and discussed the changes to the four ordinances as presented by Ms.
36 Letendre.

38 Mr. Lamphere said we want to get these ordinances passed as soon as possible. He is working
with the Town Clerk to advertise these ordinances and they are being reviewed by our solicitors.
40 The Board has authorized a couple of changes that were put forth by Mr. Buford, and we have
some changes that seem to be acceptable to the Board tonight.

42 Mr. Levesque said the notices will be done within a week to get on the Council's next agenda.
44 These changes and the ones previously authorized should be made and presented to the Council
as a unique document. The Board needs to present all changes to the Town Council within the
46 week to get noticed for the July 7 meeting. We will need a vote on just tonight's changes.

48 Mr. Lamphere said before the week is out we will have the changes that were approved by this
Planning Board, to the Town Clerk. She will get them to the Council, they can reflect on them,

2 and do what they want with them at the public hearing. There is nothing we have done here that
4 can hold up the passage of these ordinances. July 7 is the public hearing.

6 Mr. DiOrio said we need a motion to adopt the changes that were made tonight.

8 MS. DOUTHITT SO MOVED. MR. WALKER SECONDED THE MOTION.

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

14 MR. WALKER MOVES TO RECOMMEND THE AMENDED ORDINANCES TO THE TOWN COUNCIL.

16 MR. SIMMONS SECONDS THE MOTION.

18 MESSRS. WALKER, SIMMONS AND DIORIO, AND MSES. DOUTHITT AND DOYLE APPROVE.

20 MOTION CARRIES.

22 **Town of Hopkinton – Community Development Block Grant Application – Review for
24 Submission to Town Council.**

26 Mr. Lamphere said the Board has in their packets, a copy of the proposed CDBG application
28 which he has given to the Town Council. The projects are summarized there. The Board only
30 has to make a motion that none of projects are in conflict with the general policies set forth in the
32 Town of Hopkinton Comprehensive Plan.

34 Mr. DiOrio asked Mr. Lamphere if, in his opinion, any were in conflict with general policies.

36 Mr. Lamphere responded that they are not.

38 MS. DOYLE PRESENTED AN AMENDED MOTION TO RECOMMEND THESE BLOCK GRANT ITEMS TO THE
40 TOWN COUNCIL AND THAT THE PLANNING BOARD FINDS THAT THEY ARE NOT IN CONFLICT WITH THE
42 GENERAL POLICIES SET FORTH IN THE TOWN OF HOPKINTON COMPREHENSIVE PLAN.

44 MR. SIMMONS SECONDED THE MOTION.

46 MESSRS. WALKER, SIMMONS AND DIORIO, AND MSES. DOUTHITT AND DOYLE APPROVE.

48 MOTION CARRIES.

50 **OLD BUSINESS**

52 **Policy for Submitting Material to the Board – Approval of Wording in Memo.**

54 Mr. Lamphere has drafted a policy for submission of material to the Board in the future. He read:
56 “Material pertaining to matters coming before the Planning Board will only be submitted to the
58 Board through their meeting packets. If any party wishes to provide additional information or
60 comments to the Board on an upcoming agenda item that have not been included in the Planning
62 Board packets, they may do so at the appropriate time during discussion of the matter at a
64 Planning Board meeting.”

66 Mr. Levesque said he would add to the first sentence, “that are sent out a week before the
68 meeting.” He added that he would explicitly state that, “any materials received after the packets
70 are sent out will not be provided to the Planning Board, and can only be presented to the
72 Planning Board at the meeting.” It gives them notice that there is a deadline. If you don’t meet it
74 you must bring it to the Board yourself in a live appearance.

76 Mr. DiOrio asked where all the policies are kept.

2 Mr. Lamphere said we have an outline of how the Planning Board conducts its business that is in
4 a binder in the office. It basically states that the applicant will present their project in its entirety
6 first. The water notation and the septic system material have been incorporated in the
8 Subdivision Regulations. This is really the first new policy that we have.

Mr. Simmons asked if we have it online under planning.

Mr. Lamphere said we can do that, too.

Mr. Buford said it is on line. There are two things under the Planning Department: the
Subdivision Regulations and Planning Board policy.

MR. WALKER MOVES TO ADOPT THE WORDING AS AMENDED AS POLICY.

MR. SIMMONS SECONDS THE MOTION.

MESSRS. WALKER, SIMMONS AND DIORIO, AND MSES. DOUTHITT AND DOYLE APPROVE.

MOTION CARRIES.

SOLICITORS’S REPORT: None

PLANNER’S REPORT

Planner Approval of Administrative Subdivision – Almeida Administrative Subdivision – Plat
11, Lot 43D and Plat 11, Lot 43M, Friel Farm Way/Woodville-Alton Road. Stephen E. &
Jacqueline M. Almeida, applicants.

Copies of the subdivision which Mr. Lamphere has approved were in the Board’s packets.

CORRESPONDENCE AND UPDATES

Mr. Lamphere included some correspondence in their packets from Statewide Planning.

PUBLIC COMMENT

Amy Williams introduced herself to the Board. She was present as an observer and is
considering applying as an alternate on the Planning Board.

Mr. Walker informed the Board of a fundraiser dinner for the Langworthy Public Library on June
27 at the Meadowbrook Inn.

DATE OF NEXT REGULAR MEETING: July 2, 2014

ADJOURNMENT

MR. WALKER MOVED TO ADJOURN.

MS. DOYLE SECONDED THE MOTION. ALL APPROVE.

The meeting was adjourned at 8:42 p.m.

Attest: _____

Lynda St. Amour, Planning Board Clerk

Approved: July 2, 2014