

ZONING BOARD OF REVIEW SITE VISIT REPORT  
November 1, 2017, 4:30 pm

Location: Patceez Home Garden Center  
165 Ashaway Road, Bradford, RI 02808  
AP: 23 Lot: 4

Members Present: Jonathan Ure, Phil Scalise, Ron Sposato, Dan Harington, Joe York,  
Mike Geary

Zoning Official Present: Sherri Desjardins

Applicant and Representative Present: Ted Sherman and Attorney Steve Surdut

Regarding:

A Petition on an Appeal of the Zoning Official filed by George A Comolli, Attorney on behalf of Edward C and Julieta G Sherman of 163 Canal Street, Westerly, RI 02891 for property owned and located at 165 Ashaway Road, Ashaway, RI 02804 identified as AP 23, Lot 4 an RFR-80 Zone and filed in accordance with Section 24 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Discussion:

All present reviewed copies of site plans dated 2014 and 2017 which were previously entered into the record from the 2014 decision of the Zoning Board of Review as well as plans submitted for the current appeal and special use applications. Observations were made of current site conditions and the locations of many structures that were added to the property after the 2014 decision, notably two small sheds along the western and eastern property lines as well as a large greenhouse along the eastern line marked "New Greenhouse Circa 2015" on the 2017 site plan. Also added was another greenhouse on the western line near the small shed.

Discussion ensued concerning the mulch bins and their locations, the abutting neighbor's sight lines in conjunction with approved location and current location and scale of the bins. The fencing slats have been installed and over 1/2 to 2/3 of trees have been installed or delivered along the Liese's property line. The dirt and debris piles to the rear of the property have been removed and that area has been roughly graded.

The applicant mentioned that he may not be ready to build the storage garage in the back and that he may need to withdraw his special use request for the garage. A possibility of moving the garage forward to help with Mr. Muszynski's sight lines from the rear of his property was discussed. Mr. Sherman was made aware that he will need to request new special use permits and possibly variances for those structures mentioned above.

The site visit concluded at 6:10pm.

Respectfully Submitted,

Elizabeth Metcalf

Deputy Zoning Board Clerk