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