

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

6 **Wednesday, July 3, 2019**

7 **7:00 P.M.**

8 **Hopkinton Town Hall**

One Town House Road, Hopkinton, Rhode Island 02833

10 **CALL TO ORDER:**

11 The July 3rd, 2019 meeting of the Hopkinton Planning Board was called to order at
12 7:01 P.M. by Chair Al DiOrio.

14 **MEMBERS PRESENT:**

15 Al DiOrio, Amy Williams, Ron Prellwitz, Keith Lindelow, and Carolyn Light were present.

16

17 Also present were: James Lamphere, Town Planner; Sean Henry, Planning Clerk; and
18 Kevin McAllister, Town Solicitor.

20 **APPROVAL OF MINUTES:**

21 MR. PRELLWITZ MADE A MOTION TO APPROVE THE MINUTES OF THE JUNE 5, 2019 PLANNING
22 BOARD MEETING.

23 MS. WILLIAMS SECONDED THE MOTION.

24 MR. DIORIO, MS. WILLIAMS, MR. PRELLWITZ, MR. LINDELOW, AND MS. LIGHT APPROVED.

26 **OLD BUSINESS:**

27 None

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29 **NEW BUSINESS:**

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31 Development Plan Review – Pre-Application meeting – Proposed Building Addition –
32 Hopkinton First Seventh Day Baptist Church – 8A Church Street – AP 24 Lot 94

33 Pastor Dave Stall appeared on behalf of the applicant, along with the project's architect, Marco
34 Tommasini, of Tecton Architects. The project has had a hearing with the Zoning Board. With
35 regards to the septic system of the building, Pastor Stall said that records of the system are
36 not on file with RIDEM, meaning that a suitability study could not be performed on the site,
37 and that a new system would be required, and they expect to do so.

38
39 Questions from the Planning Board:

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41 Ms. Williams: What was the condition of the Zoning Board's approval relative to parking?
42 The calculation of the parking spots required is based on the building's square footage?

2 Pastor Stall: The new addition is a foyer for the existing building, with a fire wall between the
two spaces. We used the seating number for the sanctuary space for the parking calculations.
4 Mr. Tommasini: There are two methods to calculating the parking required. One way would
yield a required amount of 40 spaces, which our plan exceeds. The other method is to have
6 one space for every three occupants. The new addition will not add occupants, therefore the
critical factor is the occupancy of the church, which we calculated using 18 inches of pew
8 length per person. That led to the number of 405 people, including the balcony upstairs. The
typical capacity for the church is 90-110 people, occasionally exceeding that number during
10 certain events, like weddings. The space is for entry and installation of handicap-accessible
bathrooms, but the space is not to be used concurrently with the existing building. 58 spaces
12 would accommodate 174 people, and there is space for overflow parking on the lawn. One
acre of lawn could accommodate an additional 100 cars, bringing the maximum load up to
14 444 people, meeting code.

Pastor Stall: Part of the conversation with the Zoning Board was about adding parking if
16 needed, and if it is feasible. If the Planning Board feels that more parking is needed, they are
open to that.

18 Ms. Williams: The plans didn't include the parking spaces being marked. How many of the
spaces will be handicap spaces?

20 Mr. Tommasini: The requirement for handicap spaces is one for every 25 spaces in the lot.

Pastor Stall: During larger events, we instruct people to park on the lawn. They're not marked,
22 but that would accommodate approximately fifteen more spaces. Sometimes we'll have
events where we will have many cars and we'll park them for them, when they wouldn't
24 normally do so.

Mr. DiOrio: How about that at the next meeting, you present a plan that shows the parking
26 scheme at full capacity, so the Board can do it's due diligence and prevent cars from being
parked on the street?

28 Pastor Stall: Agreed.

Ms. Williams: Police and Fire should see the plans as well to ensure that it meets their needs.

30 Mr. Lamphere: The Fire Department will want to have access around the building.

Ms. Light: What is the footprint of the property?

32 Pastor Stall: About 3.5 acres.

Mr. Lamphere: The church is a beautiful building. I would like to see the design molded better
34 with the features of the existing church.

Mr. Tommasini: The architectural design has not been fully developed at this stage. I intend
36 that the addition will also have a ramp, with enough head room for it. The exterior will follow
certain elements present on the church; not to compete, but recall it.

38 Ms. Williams: Will there be a sidewalk?

Mr. Tommasini: There will be a slight rise to the surface, not a ramp.

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Questions from the public:

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Lois Gardner, Church Street: There have been events where cars have been parked on both
44 sides of Church Street, raising concerns about if a firetruck could go down Church Street.

2 Also, I'm unaware of if there are any wetlands on the property. And there is a second lighted
sign on the property that is out of character with the community.

4 Mr. DiOrio: Wetlands would have to be depicted on the plans.

Sharon Davis: Will the existing community hall still be there after the addition?

6 Pastor Stall: Yes, that building will remain. And addressing the previous point, the signs were
properly permitted.

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There was no further comment from the public.

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12 The Planning Board discussed how the review of the application would proceed. The Board
agreed that at a future review phase, the plan should include a detailed parking plan showing
14 that the plan meets the building code on the church property, without including any street
parking in the plan.

16 MS. WILLIAMS MADE A MOTION THAT THE APPLICATION SHALL CONTINUE UNDER DEVELOPMENT
PLAN REVIEW.

18 MR. PRELLWITZ SECONDED THE MOTION.

20 MR. DIORIO, MS. WILLIAMS, MR. PRELLWITZ, MR. LINDELOW, AND MS. LIGHT APPROVED.
MOTION PASSED 5-0.

22 **SOLICITOR'S REPORT:**

None

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PLANNER'S REPORT:

26 None

28 **CORRESPONDENCE AND UPDATES:**

None

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PUBLIC COMMENT:

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34 Joe Moreau, Old Depot Road: Residents should do research and provide information to the
Town Council and the Planning Board. Information is available, such as at RIDEM and RI
Secretary of State, that could affect project approvals. I suggest that people inform themselves
36 as much as possible when coming to these meetings. Thank you for your work, and thank
you for allowing me this time to speak. I've seen recently on the Town's website where at
38 recent Town Council meetings where public comment has not been as welcome as at Planning
Board meetings.

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42 Scott Bill Hirst: I've tried to afford respect to the Planning Board since joining the Town
Council. On controversial issues, it is best to be as united as possible, despite if there are
disagreements. The Planning Board and the Town Council both use the same Comprehensive
44 Plan. I'm sure it's frustrating if the Town Council doesn't always follow your advice, but
appreciate your work for the Town.

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DATE OF NEXT REGULAR MEETING: August 7, 2019

4

ADJOURNMENT:

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MR. PRELLWITZ MOVED TO ADJOURN THE MEETING

MS. WILLIAMS SECONDED THE MOTION

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MR. DIORIO, MS. WILLIAMS, MR. PRELLWITZ, MR. LINDELOW, AND MS. LIGHT APPROVED.

MOTION PASSED 5-0.

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The meeting was adjourned at 8:00 P.M.