

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

6 **Wednesday, September 4, 2019**
7 **7:00 P.M.**

8 **HOPKINTON TOWN HALL**
9 **ONE TOWN HOUSE ROAD**
10 **HOPKINTON, RHODE ISLAND 02833**

12 **CALL TO ORDER:**

13 The September 4, 2019 meeting of the Hopkinton Planning Board was called to order at
14 7:02 P.M. by Vice Chair Amy Williams.

16 **MEMBERS PRESENT:**

17 Amy Williams, Ron Prellwitz, Keith Lindelow, and Carolyn Light were present.

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19 Also present were Emily Shumchenia, Planning Board Alternate; James Lamphere, Town
20 Planner; John Pennypacker, Conservation Commission; and Sean Henry, Planning Clerk.

22 **APPROVAL OF MINUTES:**

23 MR. PRELLWITZ MADE A MOTION TO APPROVE THE AMENDED MINUTES OF THE AUGUST 7TH,
24 2019 PLANNING BOARD MEETING.

25 MR. LINDELOW SECONDED THE MOTION.

26 MS. WILLIAMS, MR. PRELLWITZ, MR. LINDELOW, MS. LIGHT, AND MS. SHUMCHENIA APPROVED.
27 MOTION PASSED 5-0.

28 **OLD BUSINESS:**

29 None

32 **NEW BUSINESS:**

34 **Tri-star 2-lot Minor Subdivision – Preliminary Plan Stage – AP 17, Lot 16A-2 – Saw Mill Road –**
35 **Tri Star Construction, applicant**

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37 Bill Dowdell, of Dowdell Engineering, appeared with the applicant, Steve Kohlman, owner
38 of Tri-star Construction. Mr. Dowdell described to the Planning Board the development of
39 the applicant's property. The prior owners had subdivided several lots across the street, but
40 had left this parcel oversized for future development, 4.32 acres. Mr. Kohlman bought the
41 property and was prepared to flag wetlands and pursue development of the parcel. It was
42 determined that there was enough dry land available to be able to subdivide the property to
43 two-acre parcels. Septic designs from the previous subdivision were revised for RIDEM, and
44 two houses with two septic systems were able to be supported by the parcel.

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Questions from the Planning Board:

Mr. Prellwitz: It looks like they’ve done their due diligence, the project should be fine.

Ms. Light: I have no comment or objection.

Mr. Pennypacker: The state counts all of the acreage of the lot due to the new law changes. The person who buys this parcel will probably not be able to put in a shed or a garage due to proximity to the wetlands. It would be illegal.

Ms. Shumchenia: Just to clarify, you’re concerned about the wetlands being such a large portion of the parcel?

Mr. Pennypacker: That’s right.

Mr. Lamphere: The Town’s subdivision regulations don’t require all of the lot’s acreage to be counted towards the area of the lot.

There was no comment from the public on this application.

Having found that the proposed development is consistent with the Comprehensive Community Plan and/or has satisfactorily addressed the issues where there may be inconsistencies; that the proposed development complies with the Hopkinton Zoning Ordinance; that there will be no significant negative environmental impacts from the proposed development as shown on the Final Plan, with all required conditions for approval; that the subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots, according to pertinent regulations and building standards, would be impracticable; that all proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street; that the proposed development provides for safe circulation of pedestrian and vehicular traffic, for surface water run-off control, for suitable building sites, and for preservation of natural, historical and cultural features that contributes to the attractiveness of the community; and that the design and location of streets, building lots, utilities, drainage improvements and other improvements in the proposed development minimizes flooding and soil erosion, Mr. Prellwitz moved to grant Preliminary Plan approval to the project, and delegate Final Plan approval to the Administrative Officer.

MS. LIGHT SECONDED THE MOTION.

MS. WILLIAMS, MR. PRELLWITZ, MR. LINDELOW, MS. LIGHT, AND MS. SHUMCHENIA APPROVED THE MOTION.

MOTION PASSED 5-0.

Mr. DiOrio joined the meeting at 7:15 PM.

2 **Saylesses 3- Lot Minor Subdivision – Preliminary Plan Stage – AP 6, Lot 36 – Alton Bradford**
Road - Peter and Susan Saylesses, applicants

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Bill Dowdell, of Dowdell Engineering, presented on behalf of the applicant. The Saylesses own a house located on Plat 6, Lot 36 that is high above the Wood River. Soil testing reveals a lot of rock ledge in the area, but they were able to find enough suitable area for a 4-bedroom septic system. The second sheet of the plans shows the proposed new lots. Due to the physical constraints of the land and the 200' riverbank jurisdictional area, the owners are limited in how they can configure the lots. The proposed configuration for the lots meets all zoning requirements, and are slightly oversized. The applicants want to retain 17 acres of the property for their family and perhaps if they eventually want to construct a new house in the future.

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Questions from the Planning Board:

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Ms. Light: The wells will need to be deep.

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Mr. DiOrio: Would the applicant be open to retaining the vegetation in the setback area near the road, and doing a no-cut zone in that area?

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Mr. Dowdell: I think a no-clearcut zone could be possible in that area.

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Ms. Williams: I have a concern of the leftover acreage that could be chipped away incrementally and avoid the major subdivision affordable housing requirements.

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Mr. DiOrio: If the developers reach the point where they reach the threshold of a major subdivision, they will trigger those regulations.

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Mr. Lamphere: That is correct.

Mr. DiOrio: As long as the applicant is aware, that is how the regulations are intended to operate.

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Questions from the public:

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Ms. Mojie Franklin: I live at 10 Pigeon Hole Trail. Will my well be affected by this project?

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Mr. Dowdell: Your home looks to be at least 1,000 feet away. It shouldn't have an effect on your well.

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Having found that the proposed development is consistent with the Comprehensive Community Plan and/or has satisfactorily addressed the issues where there may be inconsistencies; that the proposed development complies with the Hopkinton Zoning Ordinance; that there will be no significant negative environmental impacts from the proposed development as shown on the Final Plan, with all required conditions for approval; that the subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots, according to pertinent regulations and building standards, would be impracticable; that all proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street; that the proposed development provides for safe circulation of

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2 pedestrian and vehicular traffic, for surface water run-off control, for suitable building sites,
4 and for preservation of natural, historical, and cultural features that contributes to the
6 attractiveness of the community; and that the design and location of streets, building lots,
8 utilities, drainage improvements and other improvements in the proposed development
10 minimizes flooding and soil erosion, Mr. Prellwitz moved to grant Preliminary Plan
12 approval to the project, conditional to the applicant working out the details of the no-
14 clearcut zone with the Town Planner, and that Final Plan approval will be delegated to the
16 Administrative Officer.

18 MR. LINDELOW SECONDED THE MOTION.

20 MR. DIORIO, MS. WILLIAMS, MR. PRELLWITZ, MR. LINDELOW, AND MS. LIGHT APPROVED THE
22 MOTION.

24 MOTION PASSED 5-0.

26 **SOLICITOR’S REPORT:**

28 None

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32 **PLANNER’S REPORT:**

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36 Mr. Lamphere indicated that the Planning Board Chair has spoken to Scott Millar from
38 Growsmart Rhode Island about holding a workshop with the Planning Board on the subject
40 of solar system siting and other associated issues. Mr. DiOrio added that the focus of the
42 presentations Mr. Millar has given on the topic have been directed at planning board and
44 zoning board members. The Town of Richmond had recently held a discussion with a group
on the subject, and felt that there was much that could be learned from the topics discussed
at the meetings.

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30 Mr. Lamphere suggested that the Planning Board members submit to him potential
32 questions and topics that they would like to see discussed at the presentation, which could
34 be forwarded to Mr. Millar. Board members also proposed several dates that they could be
available outside of the regular meeting schedule, if needed. October 1st, 2019 was proposed
as a tentative date for the meeting, and the Hope Valley Elementary School was proposed as
the tentative location.

36 **CORRESPONDENCE AND UPDATES:**

38 None

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42 **PUBLIC COMMENT:**

44 None

42 **DATE OF NEXT REGULAR MEETING:** October 2, 2019

44 **ADJOURNMENT:**

MR. DIORIO MOVED TO ADJOURN THE MEETING

- 2** MR. LINDELOW SECONDED THE MOTION
MR. DIORIO, MS. WILLIAMS, MR. PRELLWITZ, MR. LINDELOW, AND MS. LIGHT APPROVED.
- 4** MOTION PASSED 5-0.
- 6** The meeting was adjourned at 8:30 P.M.