

To: Hopkinton Town Council
One Townhouse Road
Hopkinton RI 02833

Ladies/Gentlemen,

The undersigned hereby applies to the Town Council for a Zoning ordinance amendment and a *Comprehensive Plan Change* in accordance with the provisions of the Hopkinton Comprehensive Plan affecting the following described premises in the manner and on the grounds hereinafter set forth.

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| Applicant: Centrica Business Solutions 1484 Candlewood Road Suite T-W Hanover MD 21078 | Owner: Comolli Granite Company 4 Chase Hill Road Ashaway RI 02804 |
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1. Filing Instructions:

- a. The original application and two (2) copies, either typed or legibly printed must be filed with the Town Clerk.
- b. A filing fee in the amount of **\$100.00** shall accompany an Application to the Town Council to cover the costs of processing. In addition, to the **\$100.00** fee, the Applicant shall be responsible for all costs incurred by the Town in the course of review of this Application and will be billed when the final costs have been determined.
- c. All required checklist items for a *Comprehensive Plan Change* must accompany the Application in order to be considered a complete Application.

2. Location of Premises: 0 Chase Hill Road, Ashaway RI 02804.

3. Plat: 2 **Lot:** ~~2~~-73 **Zoning District:** RFR-80
911 Address: 0 Chase Hill Road, Ashaway RI 02804

4. Dimensions of Lot: (Frontage) by (Depth) (Sq. Ft. or Acres)
See attached site plan.

5. State present use of premises: Quarry Brownfeild

6. State proposed use of premises: Ground Based Solar Array.

7. Is there a building(s) on the premises at present? Yes

8. How long have you owned the premises? 05-25-2018
State year which lot(s) were platted and recorded: unknown

9. **Have you submitted plans to the Building & Zoning Inspector?** No.
Has a permit been refused? No

10. **Please give the size (in feet) of all existing buildings and accessory structures:**
See attached plans.

11. **Please give the size (in feet) of all proposed buildings and accessory structures:**
See attached plans.

12. **Please describe the extent of the proposed alterations:**

The Applicant is requesting an Amendment to the Comprehensive Map and Comprehensive Plan of the Town of Hopkinton to rezone the property to a Commercial Zone from RFR-80 to allow for the installation of a solar array by and in accordance with Chapter 246 as amended on January 22, 2019 and your Comprehensive Plan.

13. **Please indicate the number of families which building is to be arranged?** 0

14. **Indicate the provision of the Hopkinton Comprehensive Plan and Comprehensive Plan Map under which Application for the change to the Comprehensive Plan and Map is made:**

See Attached.

15. **Clearly state the grounds for which Amendment to the Comprehensive Plan and Map are sought:**

Applicant is requesting an Amendment to the Comprehensive Plan and Plan Map for a rezone of the property to allow for the best use of the property, which will allow for a solar array which will promote the health, safety, morals and general welfare of the Town and the surrounding neighboring properties and after this change, will be consistent with the Comprehensive Plan and Map.

*****See attached statements of consistency with the Comprehensive Plan and Zoning of the Town of Hopkinton, as well as waiver request.**

Respectfully submitted,

Signature:

Centrica Business Solutions by: William A. Newson, B.S.E.

Signature:

William A. Newson

Address:

42 Granite St, Westley R.I 02897

Telephone Number:

401-596-2094

Applicant is respectfully requesting the following waivers:

- I. ***(E) Location of an existing septic system or application for OWTS***, Applicant is not proposing the installation of any septic at the site.
- II. ***(F) Traffic Study***, Applicant is requesting a waiver as no traffic is anticipated to be using the site after the installation of the solar array.
- III. ***(G) Evidence of water supply***, Applicant is not proposing any buildings or any use of water at the site.
- IV. ***(H) Provide a statement as to the purpose of the Amendment, Applicant would suggest the proposed use is consistent with the Comprehensive Plan:***

The 2010 Hopkinton Comprehensive Plan recommends as a goal to "target specific types of businesses based on Hopkinton's quality of life and location advantages"... "balanced with business requirements and impacts on the environment." The proposed use of the site as a commercial site for the installation of a solar array both protects the valuable aquifer and preserves the rural character of Hopkinton.

- V. ***(I) Provide statements as to proposed use(s) of the property (from District Use Table):***

The Town of Hopkinton has adopted Chapter 246 "Non-Residential Photovoltaic Solar Energy Systems," ordinance and modified it on January 22, 2019 to promote safe, effective and efficient production of electricity with the intent to provide standards for the placements, design and construction of solar arrays, providing the greatest potential energy generation while striving to minimize the visual impacts of systems from streets and neighboring properties. The rezone or recategorization of this property will address all of the requirements of Hopkinton's Zoning Ordinance and the Comprehensive Plan and Map and Comprehensive goals of the Comprehensive Plan, subject to a completed Application to be approved by the Hopkinton Planning Board on Application for Development Plan Review.

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- I. ***(E) Location of an existing septic system or application for OWTS***, Applicant is not proposing the installation of any septic at the site.
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- IV. ***(H) Provide a statement as to the purpose of the Amendment, Applicant would suggest the proposed use is consistent with the Comprehensive Plan:***

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EXHIBIT A

14 The 2010 Hopkinton Comprehensive Plan recommends as a goal “to target specific types of businesses based on Hopkinton’s quality of life and local advantages...” “balanced with business requirement and impacts on the environment.”

The proposed use of this site is as a limited use commercial site for the installation of a ground mounted solar array only, which both protects the quality of life and preserves the rural character of Hopkinton.

(15) 5. (i) Provide statements as to the proposed use of the property from district use table – Town of Hopkinton has adopted Chapter 246 Non-Residential Photovoltaic Energy Systems as amended on January 22, 2019. *“Non-Residential Photovoltaic Solar Energy System’s ordinance to promote safe, effective and efficient production of electricity with the intent to provide standards for the placement, design and construction of solar arrays with the greatest potential of energy generation while striving to minimize the visual impact of systems from streets and neighboring properties.”*

The re-zone of this property located at 0 Chase Hill Road Plat 2 Lot 2-73 will address all of the requirements of Hopkinton Zoning Ordinance subject to a completed Application being approved by the Hopkinton Planning Board and Application for Development Plan Review. More specifically the site designated per the Zoning Official via Zoning certificate issued on 12-5-19 attached hereto, is a “Pre-existing Legal Non-Conforming Use” which suggest that a re-zone of this project is in conformance with the new and current solar ordinance. Wherein it is specifically addressed that the Town Council and the Town overall is desirous of promoting the transition of gravel banks and other high intensity pre-existing legal non-conforming uses to ground base Photovoltaic Solar Energy Systems.