

State of Rhode Island

County of Washington

In Hopkinton on the seventeenth day of August 2020 A.D. the said remote meeting was called to order by Town Council President Frank Landolfi at 7:00 P.M. in the Town Hall Meeting Room, 1 Town House Road, Hopkinton, RI 02833.

PRESENT: In attendance in the Meeting Room: Frank Landolfi, Scott Bill Hirst, Barbara Capalbo, Sylvia Thompson; Town Manager William McGarry; Deputy Town Clerk Marita D. Murray. Participating remotely: Sharon Davis; Town Solicitor Kevin McAllister.

The meeting was called to order with a moment of silent meditation and a salute to the Flag.

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR CAPALBO TO MOVE ALL ITEMS UP ON THE AGENDA FROM THE CONSENT AGENDA DOWN, EXCEPT THE PUBLIC FORUM.

IN FAVOR: Landolfi, Hirst, Capalbo, Thompson, Davis

OPPOSED: None

SO VOTED

CONSENT AGENDA

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR THOMPSON TO APPROVE THE JULY 20, 2020 TRANSCRIPT AS THE HEARING RE: NEW FRONTIER LLC CLASS BV LIQUOR LICENSE; SET NOVEMBER 2, 2020 AS A HEARING DATE FOR RENEWAL OF LIQUOR LICENSES AND VICTUALLING LICENSES; SET DECEMBER 7, 2020 AS A HEARING DATE FOR RENEWAL OF HOLIDAY SALES LICENSES; ACCEPT THE FOLLOWING MONTHLY FINANCIAL/ACTIVITY REPORT: TOWN CLERK; APPROVE REAL PROPERTY ABATEMENT DUE TO A CORRECTION TO AN EXEMPTION FOR SPECIALLY ADAPTED HOUSING – SUBMITTED BY THE TAX ASSESSOR; APPROVE REFUND AS A RESULT OF AN OVERPAYMENT

BY A TAXPAYER ON 2019 TANGIBLE TAX – SUBMITTED BY THE TAX COLLECTOR.

IN FAVOR: Landolfi, Hirst, Capalbo, Thompson, Davis

OPPOSED: None

SO VOTED

TOWN MANAGER REPORT

Mr. McGarry advised that the town continues to conform to the Governor's many Executive Orders restricting normal municipal government operations due to the Covid-19 pandemic. Town buildings remained locked and access was by appointment only, online communications or through the use of a drop box. A recent RI League of Cities and Towns survey which elicited thirty-three responses by Rhode Island cities and towns revealed that 55% of Rhode Island city and town offices are still locked with limited hours and access. The Governor has extended Phase III for another 30 days and Hopkinton is currently on our Eighth Declaration of a Local Emergency which will expire on August 31, 2020. Regarding the Crandall House playground, a meeting was held on August 13, 2020 to discuss the work to be undertaken. The town received a RIDEM grant in the amount of \$295,861 under the Green Economy and Clean Water Bond for the period of July 1, 2020 through June 30, 2023. Drainage plans will be drawn by Crossman Engineering and removal of the old tennis court and existing playground will be performed by the town's Department of Public Works. Specifications are being prepared for the issuance of an RFP for the purchase and installation of the new playground facility. Regarding the Stubtown Road landfill, this is still a work in progress. On July 6, 2020 the Town Council authorized the issuance of an RFP for the Phase II parcel. After it is finished, it will be sent to the consulting engineers, RI DEM officials, Jim Lamphere and the Office of Energy Resources to receive approval; they will submit an RFP; and, they will sign a lease agreement. It is estimated that this will take 24 to 36 months before it is completed. Mr. McGarry stated that lastly, he and DPW Director Tim Tefft prepared an RFP for the lease of a new heavy-duty dump truck, with a combination body and snow plow attached. The RFP will be advertised in the

Providence Journal and Westerly Sun on August 23, 2020 and bids will be opened on September 14th with a bid award scheduled for September 21, 2020. This vehicle is being funded through the Town's Capital Improvement Plan in the amount of \$172,687 over a three-year period.

Councilor Capalbo asked the Town Manager when he thought the new dump truck would be available to the town and Mr. McGarry noted that it would take about six months to build this truck and believed it would come after the first of the year. Councilor Thompson noted that in the last three years or so, under the management of William McGarry, the town has received about \$1.3 Million Dollars in grants and she wished to thank Mr. McGarry for his work in this regard. Mr. McGarry noted that Mr. Lamphere and Ms. Sawyer were also great assets in obtaining these grants.

NEW BUSINESS

COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AND ZONING ORDINANCE AMENDMENT FILED BY COMOLLI GRANITE CO., INC. AND CENTRICA BUSINESS SOLUTIONS, FOR PROPERTY OWNED LOCATED ON CHASE HILL ROAD, IDENTIFIED AS A PORTION OF AP 2, LOT 73 AN RFR-80 ZONE

This matter was scheduled to discuss and consider scheduling a hearing date for a Comprehensive Plan Future Land Use Map Amendment and Zoning Ordinance Amendment filed by Comolli Granite Co., Inc., 4 Chase Hill Rd., Ashaway, RI 02804 and Centrica Business Solutions, 1484 Candlewood Rd. – Suite T-W, Hanover, MD 21078 for property owned by Comolli Granite Co., Inc. located on Chase Hill Rd., identified as a portion of AP 2, Lot 73 an RFR-80 zone.

The Council set this matter down for a hearing on September 28, 2020.

REQUEST TO EXTEND MAPLE COURT AND ACCEPT EXTENSION AS TOWN ROAD REQUESTED BY TIA PRIOLO, ESQ. ON BEHALF OF JOSEPH MORRONE, SARAH LAND COMPANY, LLC

This matter was scheduled to discuss, consider and possibly vote to approve a request to extend Maple Court and accept extension as Town Road requested by Tia Priolo, Esq. on behalf of Joseph Morrone, Sarah Land Company, LLC.

Councilor Hirst recused himself from this discussion as he is an abutter to Mr. Morrone's property.

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR CAPALBO TO ACCEPT THE MAPLE COURT EXTENSION INTO THE ROADWAY SYSTEM CONDITIONAL UPON THE APPLICANT ESTABLISHING ANOTHER MAINTENANCE BOND COVERING THE PERIOD OF OCTOBER 19, 2020 TO OCTOBER 20, 2021 AND THAT THE ROAD ADHERE TO THE TOWN'S SPECIFICATIONS.

IN FAVOR: Landolfi, Capalbo, Thompson, Davis

ABSTAIN: Hirst

OPPOSED: None

SO VOTED

HEARINGS

CENTRICA BUSINESS SOLUTIONS/MAITLAND FOTHERGILL RE: CRANDALL LANE

The Town Council opened a hearing to consider the amendment to the Hopkinton Comprehensive Plan Future Land Use Map and the Hopkinton Zoning Ordinance filed by Centrica Business Solutions, 1484 Candlewood Road – Suite T-W, Hanover, MD 21076 and Maitland Fothergill, 16 Wollen Drive, Cumberland, RI 02864 for property located at 10-A Crandall Lane #B, Ashaway, RI 02804 identified as Plat 2, Lot 001, an RFF-80 Zone. The July 6, 2020 hearing had been cancelled upon receipt of a request for postponement from the applicant's attorney and the hearing was rescheduled to August 17, 2020.

The applicants propose to construct a 3.9± MW DC ground-mounted solar installation on 15.32± acres of property on Assessor's Plat 2, Lot 001. The proposal to utilize the property will require approval of the proposed Comprehensive Plan Future Land Use Map Amendment from Low-Density Residential to Commercial and a Zoning Classification Amendment from RFR-80 to Commercial.

Documents associated with this hearing:

- [Crandall—Lane-Reduced-Concept-Plan-C-3-2020-08-04](#)
- [Crandall-Lane-Wooded—Buffer—Plan-C-4-2020-08-04](#)

Representatives and applicants participating remotely include: Steven Surdut, Esq.; Jason Gold - Manager, Civil/Site Engineering Services, ESS Group, Inc.;

Edward Pimentel, Planner; Charles Kovacic - Project Manager, C&I Solar, Centrica Business Solutions; Douglas J. Telepman - Director, Business Development Solar and Storage, Centrica Business Solutions; Colleen DeBenedetto, Centrica Business Solutions; Legal representative: Joelle Rocha. Attorney Peter Skwirz, representing Robert and Judith Vredenburg and Susan Haley, abutters to this proposed project and expert L. Vincent Murray participated remotely.

Notices had been posted and filing fees paid. A stenographer attended remotely to record the proceedings. A copy of the transcript will be attached and made part of the record.

Various questions were asked by Council members and are outlined in the transcript.

PUBLIC FORUM

Public comments were made by Alan Ali, 21 Old Hopkinton Cemetery Road; Robert Henninger, 24 Edgewood Avenue; Cheryl Ali, 21 Old Hopkinton Cemetery Road; Tim Stedman, 28 Edgewood Avenue; Tim Ward, Trustee for 20 Amelia Street; Susan Frink of 17 Old Hopkinton Cemetery Road; Jean Clemente of Tomaquag Road; Brenda Williams, Old Hopkinton Cemetery Road; Joseph Moreau, Old Depot Road; and, Eric Bibler, all of which are outlined in the transcript. During public forum the Council made the following motion:

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR CAPALBO TO EXTEND THE HEARING TO 10:30 P.M.

IN FAVOR: Hirst, Capalbo, Thompson, Davis

OPPOSED: Landolfi

MOTION CARRIED

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR HIRST TO CLOSE THE HEARING AND SCHEDULE A DATE FOR A DECISION.

IN FAVOR: Landolfi, Hirst, Capalbo, Thompson, Davis

OPPOSED: None

SO VOTED

Attorney Surdut injected that he had reserved the right to conclude and noted that the Council had requested they obtain additional information.

A MOTION WAS MADE BY COUNCILOR CAPALBO TO RE-OPEN THE HEARING FOR ATTORNEY SURDUT TO CONCLUDE HIS PRESENTATION.

There was no second and this motion failed.

The Council set September 21, 2020 for the decision.

ADJOURNMENT

A MOTION WAS MADE BY COUNCILOR HIRST AND SECONDED BY COUNCILOR THOMPSON TO ADJOURN IN MEMORY OF JOYCE L. CRIDER, GEORGE A. PIERCE, JR., JEAN M. PLACE, DAVID M. SMITH AND FRANCIS V. WOYCIK, JR.

SO VOTED

Marita D. Murray

Deputy Town Clerk