



CHERENZIA
& ASSOCIATES, LTD.

Civil Engineers • Land Surveyors
Land Use Planners • Environmental Consultants

Raymond F. Cherenzia, P.E., L.S., Founder
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September 4, 2020

Jim Lamphere, Town Planner
Town of Hopkinton
Thayer House
482 Main Street, 2nd Floor
Hopkinton, RI 02833

Subject: Response to Comments
Major Land Development – Master Plan Application for Stone Ridge at Hopkinton
Palmer Circle (Plat 11 Lot 47A)
Hopkinton, Rhode Island

Dear Mr. Lamphere:

Cherenzia & Associates, Ltd. (Cherenzia) has reviewed the above-referenced review comments letter dated July 8, 2020, and offers our responses to these comments below. Revised documents based on these comments are included with this resubmittal and are listed below:

1. Completed Owner Authorization Form
2. Completed Application Notification List
3. Completed Master Plan Checklist.
4. Ten (10) copies of the following:
 - a. 500 Foot Abutters Map and List.
 - b. Fiscal Impact Statement
 - c. Landscape Narrative
 - d. Project Narrative prepared by Cherenzia & Associates, Ltd. dated August 2020.
5. Ten (10) full size (24"x36") copies and ten (10) reduced (11"x17") copies of each of the following:
 - a. Master Plan (24"x36") prepared by Cherenzia & Associates, Ltd. titled, "Stone Ridge at Hopkinton" Sheet C-1, revised August 28, 2020 and "Existing Conditions Plan", prepared by Cherenzia & Associates, Ltd., Sheet 1 of 1, revised August 25, 2020.
 - b. Half Mile Vicinity Map (24"x36") prepared by Cherenzia & Associates, Ltd. dated December 11, 2019.
 - c. Landscape Plan (24"x36") prepared by Traverse Landscape Architects. titled, "Stone Ridge Solar Farm" Sheet L0.1 through L12.0, dated September, 2020.

TOWN PLANNER REVIEW COMMENTS:

1. *First, the Existing Conditions Plan dated February 12, 2019 incorrectly labels the subject parcel as a "PUD Zone". This should be changed to reflect the correct zoning of the parcel (i.e., CS - Commercial Special).*

Response to Comment: The existing conditions plan has been revised to have the correct zoning.

2. *Item B 10. Zoning certificate indicating if property is or is not located in an aquifer protection area.*

Comment: Self explanatory.

Response to Comment: Updated correspondence is included in the narrative.

3. *Item B 31. Provisions for collecting and discharging storm water.*

Comment: The Master Plan identifies areas that may be intended for use as storm water basins which are not labeled, either in text or in a legend. There should be a better Master Plan level description of the overall provision for the collection and direction of storm water.

Response to Comment: Additional labels have been added to the plan. Description of stormwater features in the narrative has been expanded to provide more detail. Stormwater management areas are clearly labeled on the plan.

4. *Item B 48. Copy of a Certificate of authorization for all Design Professionals from the State of Rhode Island.*

Comment: Certificates of Authorization are needed for both Engineering and Land Surveying for the firm.

Response to Comment: Updated certificates of authorization and proof of registration are included in Appendix B of the Project Narrative. Certificates of authorization and proof of registration for the landscape architect have also been included.

5. *Item B 49. Proof of current registration for all Design Professionals from the State of Rhode Island.*

Comment: Proof that all Design Professionals who have worked on this project are licensed to practice their profession in the State of Rhode Island.

Response to Comment: Updated certificates of authorization and proof of registration are included in Appendix B of the Project Narrative. Certificates of authorization and proof of registration for the landscape architect have also been included.

6. *Item B 54. If contours are being changed, identify existing and proposed contours of two feet.*

Comment: Further elaboration on the extent of proposed contours is necessary.

Response to Comment: Design Note 2 has been added to the plan stating site grading will remain largely unchanged with exception of the stormwater areas, access drives, building, and areas with greater than 25% existing slopes. Grade changes shall be minimized to reduce the cut/fill and import/export of the project to the greatest extent practicable.

7. *Item B 56. Location of existing private wells within 200 feet of the proposed project.*

Comment: Definitive statement on the existence of private wells is necessary. Insufficient investigation of this item shown on Master Plan (e.g., Plat 11 Lot 46 states "NO RECORDS OF WELL LOCATION FOUND")

Response to Comment: Records from RIDEM Office of Water Resources OWTS Program, RIDOH Private Well Program, and Town Building/Zoning Department have been requested/reviewed and no location of a well on Plat 11 Lot 46 was found. Wells are shown for Plat 11 Lots 47 and 47B. All other abutting properties are undeveloped in the vicinity of the subject property. Location of well(s) on Lot 46 shall be determined by contacting the property owner and seeking permission to locate prior to Preliminary Plan.

8. *Item B 57. Identification of storm water controls. If new drainage structures, submit detailed drainage plan and computations.*

Comment: Storm water controls need to be identified. Computations are necessary.

Response to Comment: Labels have been added to the stormwater areas shown on the plan. Additional description on drainage areas and sizing have been added to the narrative.

9. *Item B 59. Quantities and locations of proposed use and storage of hazardous materials.*

Comment: Fiscal analysis states that the proposed 50,000 sq.ft. building will be for battery storage. Further elaboration on this is necessary.

Response to Comment: The building use is proposed for general warehousing. The Fiscal Impact Statement has been revised accordingly. If batteries or other hazardous items are proposed to be stored in the building, the appropriate permit shall be sought.

10. *Item B 60. Location, dimensions, and architectural style of proposed external lighting to include type of lighting and illustration of foot candles equal to scale of plan.*

Comment: Some mention of proposed exterior building lighting and acknowledgement of the town Dark Sky Ordinance should be forthcoming.

Response to Comment: Design note 5 has been added stating that site lighting shall be minimal as required along roadway/building and shall be downfacing, low level, and dark sky complaint meeting town requirements.

11. *Item B 62. Landscaping plan showing all significant proposed clearing of land, removal of vegetation and revegetation, to include detailed design of planting areas, selection of landscape materials and number or each plant and size of plant material.*

Comment: Proposed Landscape Plan addressing the above elements needs to be provided.

Response to Comment: Landscaping Plans have been prepared by Traverse Landscape Architects and are included with this submittal.

12. *Item E 19. The applicant shall contact the following agencies in an effort to seek written comments on the Master Plan.*

Comment: The applicant should submit plans to local agencies for comment. While mentioning wetlands that may have been created illegally on the property, the applicant has provided no comments on the Master Plan from RIDEM.

Response to Comment: As agreed in discussions between Jim Lamphere and Bill Landry, this Item is, under State law (RI Gen Laws 45-23-40 (a)(3)(iv), the responsibility of the Town.

I trust that these responses adequately address the comments received. Should you have any additional questions or concerns, please do not hesitate to contact me at 401-596-7747.

Sincerely,



Sergio F. Cherenzia, P.E.
President