



**Town of Hopkinton**  
**Building & Zoning Department**  
Hopkinton, Rhode Island 02833

December 27, 2019

Sergio Cherenzia, PE  
Cherenzia and Associates, LTD.  
99 Mechanic st.  
Pawcatuck, CT 06379

Re: Zoning Certificate Application for Stone Ridge

Dear Sergio,

I am in receipt of your zoning certificate application for the Stone Ridge project proposed for Palmer Circle, Plat 11 Lot 47A. As there were multiple uses listed on the application, I wanted to respond to the individual proposed uses.

**Self Storage, Use code 465-** is permitted within the commercial zoning district with the approval of a Special Use Permit granted by the Zoning Board.

**Assisted Housing & Nursing Homes- Use category 06-** also permitted in commercial district with the granting of a Special Use Permit by the Zoning Board.

**Hotel/ Motel- Use Category 05-** this use is permitted as per the district use table in a commercial zone.

**Medical, Health and Legal Services- Use Category 67-** also permitted as per the district use table in a commercial zone.

**Subcategory 6-Personal, Business & Professional Services**  
**Use Categories 601 thru 608 and 681-682**

The above referenced categories are permitted as per the District Use Table.

**Office for Use #'s 160-169, not including storage & supplies- Use Category 1691-** As detailed, this provides in accordance with the district use table, office space only for construction, general contractors and tradespeople with no storage of supplies, materials or equipment.

Please note in addition to the Special Use Permits required as noted, all the above will require Development Plan Review by the Planning Board.

Should you have any questions or concerns, please do not hesitate to contact me at 377-7771.

Sherri Desjardins  
Zoning Official  
Town of Hopkinton

NUMBER

Plat 11

Lot 47A

**ZONING CERTIFICATE**  
**TOWN OF HOPKINTON**  
 BUILDING / ZONING DEPARTMENT  
 ONE TOWN HOUSE ROAD  
 HOPKINTON, RI 02833

FEE PAID  
 \$5.00

Cash  
 Check  
 No. 00409

DATE RECEIVED 12/27 20 19

APPLICANT'S NAME RI-95 LLC c/o WALTER J. MANNING

APPLICANT'S ADDRESS 300 Centerville Rd Ste. 320 EAST WARWICK, RI 02886

PHONE (201 ) 280-9599 LOCATION ADDRESS Palmer Circle

INTENDED USE     EXISTING USE    (Check One)

Describe. Please Be Specific.  
 The property is currently vacant. The applicant is proposing to develop the lot with multiple commercial/medical buildings and a solar facility.

- BUILDING USES INCLUDE - SELF STORAGE - 465  
 - HOTEL/MOTEL - 05  
 - ASSISTED HOUSING + NURSING HOMES - 06  
 - MEDICAL - 67  
 - COMMERCIAL OFFICE - 1691, 601, 602, 603, 604, 605, 606, 607, 608, 681, 682, 683

(Continue on back if necessary)  
 \* ZONING OFFICIALS COMMENTS ATTACHED

	REQUIRED:		STATUS:	
	YES	NO	APPLIED FOR	GRANTED
Special Use Permit	_____	<u>✓</u>	_____	_____
Use Variance	_____	_____	_____	_____
Dimensional Variance Modification	_____	_____	_____	_____
Development Plan Review	<u>✓</u>	_____	_____	_____

PROPERTY IS LOCATED IN ZONING DISTRICT     R-1     RFR-80     NB     C     M     CS

IS  INTENDED,  EXISTING USE PERMITTED IN THIS DISTRICT? (Check One)  YES

I certify that the  intended  existing (check one) use of the property is fully described and agree it is the only use for which certification is requested.

The  intended  existing (check one) use of the property is in accordance with provisions of the Hopkinton Zoning Ordinance.

Walter J. Manning  
 APPLICANT'S SIGNATURE  
 WALTER J. MANNING

Shirley J. Jordan  
 ZONING OFFICIAL'S SIGNATURE

DATE 12/27 20 19

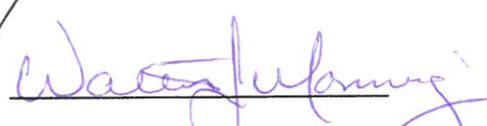
**"Home occupation.** Any activity customarily carried out for gain by a resident, conducted as an accessory use in the resident's dwelling unit, employing not more than one (1) employee from outside the premises. The term "home occupation" includes the office of a contractor together with the daily storage on the property of not more than three commercially registered motor vehicles of a size not exceeding a gross vehicle weight rating of 20,000 pounds provided the outside storage of equipment and material in conjunction therewith is not permitted."

I hereby state I have read the home occupation provision for the Town of Hopkinton and will comply with all conditions therein.

Name RI-95 LLC

Address Palmer Circle

Plat 11 Lot 47A

Signature 

Print Name WALTER J. [unclear]

N/A  
