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Sanford J. Resnick**

Jeffrey F. Caffrey

James Moretti

December 15, 2020

Mr. James Lamphere, Planner
Town of Hopkinton
One Town House Road
Hopkinton, RI

Re: Fairview Estates Waiver Request

Dear Mr. Lamphere:

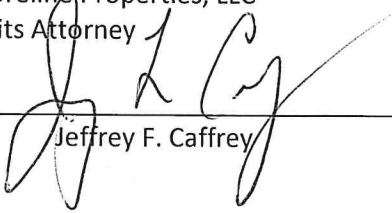
Pursuant to the discussions at the initial master Plan Public Informational Meeting for the above matter held on December 2nd, 2020, this letter is to formally request a waiver to the requirements of Section 9.2.2D of your land development and subdivision regulations. As you are aware, we are requesting Planning Commission approval of a 4 lot cluster development consisting of one single family dwelling and three duplex dwellings, which exceeds the 50% maximum permitted under said section. As was discussed at the hearing, the waiver would enable the applicant to avail itself of the density bonus provided under the Residential Cluster Development regulations as well as the Inclusionary Zoning Ordinance. Additionally, the waiver will result in a development that is preferable to the conventional yield plan due to the preservation of significant open space, including the area known as Witch Rock.

Thank you for your considerations.

Shoreline Properties, LLC

By its Attorney

By:


Jeffrey F. Caffrey