

One Town House Road, Hopkinton, RI 02833

Mr. Alfred DiOrio

Hopkinton Planning Board

Re: Fairview Estates Plat 18 Lot 7K

Dear Mr. DiOrio:

22 December 2020

The Hopkinton Land Trust proposes the following notes be added to the Fairview Estates project plans before any approval of this development project. This is for the purpose of addressing the ownership and rights of all parties to the rear (east) Open Space at Fairview Estates as generally discussed during previous Planning Board meetings.

- 1) Parcel 5 Area = \_\_\_\_\_ SF, \_\_\_\_\_ ACRES of Open Space is to be conveyed to the Hopkinton Land Trust upon filing of the plans with the Town and prior to site construction. *(Note – Parcel 5 is defined as the area on the below marked up drawings to the right or east of the solid red line. The project engineer should calculate and fill in the SF and Acres in the area above, and revise the plans to clearly define these boundaries.)*
- 2) All other Open Space shall be conveyed to a Homeowners Association. The owner of Parcel 5, Hopkinton Land Trust, will not be a member of the Homeowners Association.
- 3) Hopkinton Land Trust and their designees shall have use of the private street that services the Fairview Estates parcels for purposes of access to Parcel 5 as well as use of the Open Space corridor connecting from the cul-de-sac to Parcel 5 in accordance with the conditions in 4) below.
- 4) The portion of Open Space corridor connecting from the cul-de-sac to Parcel 5 that contains the Gravel Access Road shall be used only for the following purposes and under the following conditions:
  - a) Maintenance of the road and Open Space including the stormwater structures within the Open Space and stormwater structures on adjacent areas that exist by easement.
  - b) Access to Parcel 5 by Hopkinton Land Trust and their designees, and not by the general public except as identified in e) below,

c) Access to the Parcel 5 Open Space by members of the Homeowners Association for hiking and passive recreation with their access being via the cul-de-sac beginning of the open space corridor,

d) Hopkinton Land Trust may install a normally locked drive gate and associated fencing in the Open Space near the cul de sac with provision for Hopkinton Land Trust and their designees to unlock the gate for vehicle and equipment access when needed for their purposes and the Homeowners Association and their designees to unlock the gate for mowing, road maintenance, and stormwater structure maintenance within or adjacent to their Open Space. Any drive gate installation shall include provision of an opening adjacent to it for pedestrian passage only.

e) Hopkinton Land Trust may hold occasional public events on Parcel 5 when Hopkinton Land Trust or their designees are present on site. No general public participants are allowed to bring vehicles onto Fairview Estates or to park along Fairview Avenue in the vicinity of Fairview Estates.

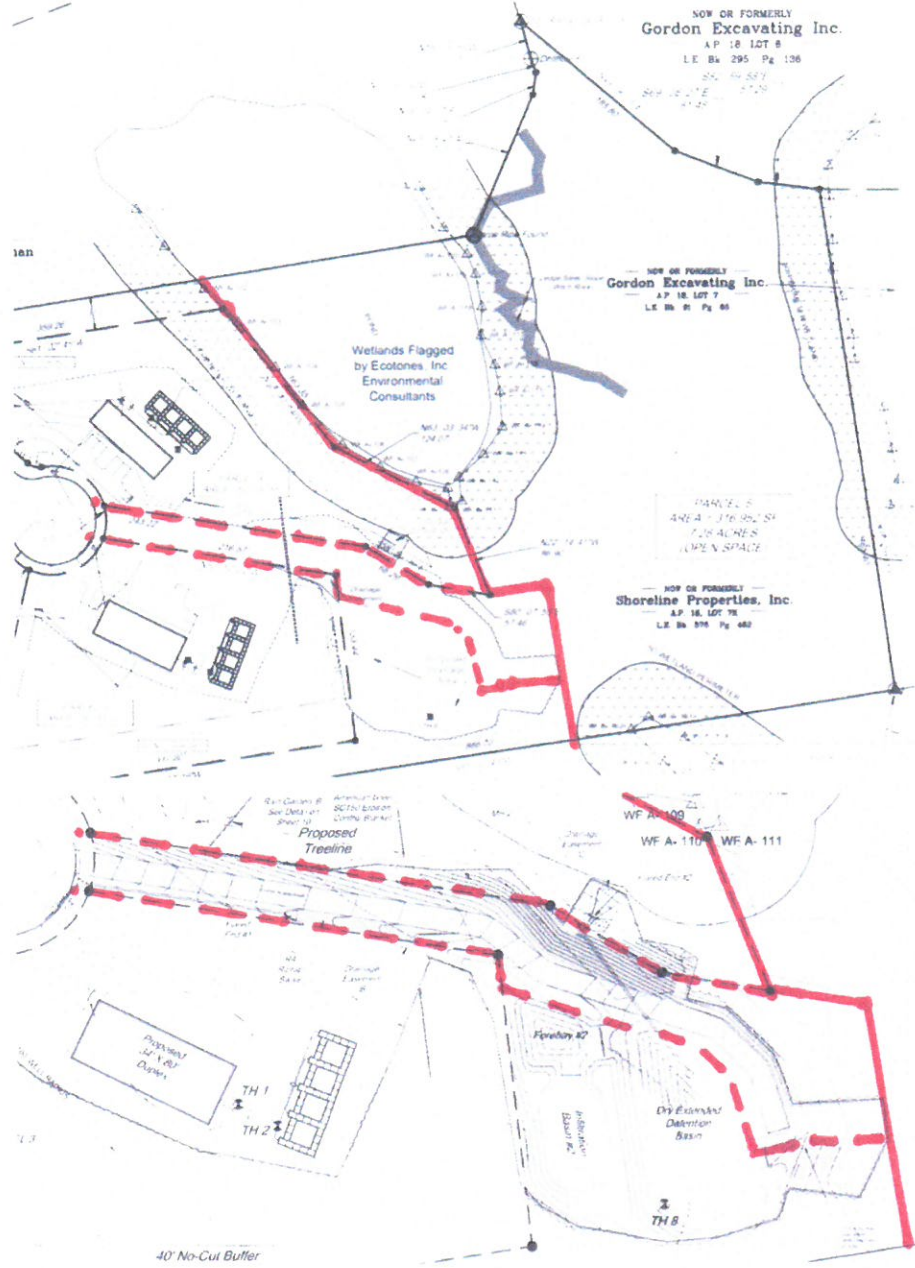
5) Parcel 5 is closed from Dusk to Dawn except for any event approved by and overseen by Hopkinton Land Trust or their designee. Hopkinton Land Trust may post signage, maps and rules for Parcel 5 in the Open Space near the cul-de-sac and on Parcel 5.

Preservation of the unique natural and cultural resources of the Witch Rock area of Parcel 5 by fee simple ownership conveyance to Hopkinton Land Trust will accomplish multiple goals of the Comprehensive Plan. Among these are the requirements to preserve, protect and maintain Native American Traditional Cultural Places, to acquire unique natural areas such as Witch Rock and the pond/bog, and develop a greenway network with nearby properties such as the Goat Rocks area of the adjacent Skunk Hill Solar rezone which the Town Council requires be preserved and protected. These goals can best be achieved and improved with Hopkinton Land Trust ownership of Parcel 5.

Sincerely,

Marilyn Grant,

Chairman, Hopkinton Land Trust



Fairview Open Space  
 22 December 2020