

State of Rhode Island

County of Washington

In Hopkinton on the sixteenth day of November 2020 A.D. the said remote meeting was called to order by Town Council President Frank Landolfi at 6:30 P.M. in the Town Hall Meeting Room, 1 Town House Road, Hopkinton, RI 02833.

PRESENT: Frank Landolfi, Scott Bill Hirst, Sylvia Thompson, Barbara Capalbo, Sharon Davis; Town Solicitor Kevin McAllister; Interim Town Manager Brian Rosso; Town Clerk Elizabeth Cook-Martin; Deputy Town Clerk Marita Murray.

The Meeting was held remotely due to the Covid-19 pandemic. The agenda included instructions for participating in the meeting. The meeting was called to order with a moment of silent meditation and a salute to the Flag.

HEARINGS

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR DAVIS TO SIT AS A LICENSING BOARD.

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

OPPOSED: None

SO VOTED

LIQUOR LICENSE RENEWALS

The Council opened a hearing on renewal of the following Liquor Licenses continued from November 2, 2020:

Class BV:

Brick Oven Restaurant – Keith Knott, President, Brick Oven Restaurant of Ashaway, Inc., - 209 Main Street, Ashaway, RI 02804.

And,

Class B-LIMITED:

Main Street Pizza, Christopher Hoinsky, President, CHS, LLC, 229 Main Street, Ashaway, RI 02804.

Neither the applicants nor their representatives called in. The Class BV and the Class B-Limited Liquor License renewals will be scheduled for December 7, 2020. Additional efforts will be made to ensure the applicants call in.

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR HIRST TO ADJOURN AS LICENSING BOARD AND RECONVENE AS COUNCIL.

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

OPPOSED: None

SO VOTED

CONSENT AGENDA

Councilor Thompson noted that on page 18 of the Town Council Meeting Minutes of November 2, 2020 she wished a change under the Proposed Zoning Ordinance Text Amendment where it stated that Councilor Hirst advised that he and Councilor Davis had received an email from Attorney Skwirz. She wished it noted that Councilor Hirst had stated that “he had not read the proposal” but sponsored it as a courtesy.

Councilor Hirst noted that on page 17 at the top “rolls” should be changed to “roles”.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR THOMPSON TO APPROVE THE CONSENT AGENDA AS

FOLLOWS: Accept the November 2, 2020 transcript as the record of the decisions on the Comprehensive Plan Amendment and Zoning Ordinance Amendment filed by Centrica Business Solutions & Comolli Granite Co. Inc.; Approve Executive Session Minutes of November 2, 2020, October 19, 2020, September 21, 2020, July 20, 2020, June 15, 2020 and March 2, 2020; Accept the following monthly financial/activity report: Town Clerk; Approve refund resulting from overpayments of 2020 RP Tax submitted by the Tax Collector.

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

OPPOSED: None

SO VOTED

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HIRST TO ACCEPT THE TOWN COUNCIL MEETING MINUTES OF NOVEMBER 2, 2020 WITH CHANGES.

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

OPPOSED: None

SO VOTED

COUNCIL PRESIDENT REPORT

Council President Landolfi reported on the current and projected status of solar related revenues for the Town of Hopkinton and noted that the Town Council has approved six projects and denied six projects. Regarding all of the approved solar projects, whether commercial manufacturing, farming or Council approved, there was a one-time total collected of \$18,250 in Planning Board fees and \$1,213,577 in Building and Zoning fees based on project costs. There was an increase in land assessment values based on the commercial special designation totalling \$20,097,450; tangible taxes increased annually for the solar panels by \$565,125; and, the real property tax assessment increased by \$367,381. The annual revenue the Town will receive for the next twenty to twenty-five years as a result of these projects is a culmination of tangible tax and real property tax which totals \$932,506.

OLD BUSINESS

This matter had been scheduled to discuss, consider and possibly vote to authorize the Council President to sign the Environmental Land Usage Restriction Agreement between the Town of Hopkinton and RI Department of Environmental Management for property identified as Plat 13, Lot 27, 0 Stubtown Road re: Hopkinton Landfill Phase II.

Town Planner James Lamphere called in to the meeting and explained that the Town has been working with DEM toward bringing the Phase II area of the landfill into compliance with its closure back in 2001. DEM sent the Town a letter dated March 19, 2019 which listed seven items that the Town needed to do in order to bring the landfill into compliance with the requirements. Item no. 7 requires the Town to enter into an Environmental Land Use Restriction that applies to the entire parcel, was approved by DEM on October 20, 2020, and was

developed by our consultant, Crossman Engineering and sub-consultant, Hoffman Engineering who are landfill experts. The Environmental Land Use Restriction puts common sense restrictions on the property based upon the former use of the property. An example is that no residential use can occur on the property and no ground water should be used as a potable water source. The Town has almost completed the other six items listed in DEM's letter. Hoffman Engineering has monitored the ground water, surface water and gas and found all of those reports to be within acceptable levels by DEM. The only things the Town needs to focus on going forward is to repair the cap where it needs repair, take out some brush and uncover the sediment basins around the perimeter. Mr. Lamphere hoped that a developer who might be chosen for a solar array on the site would undertake those activities. He advised that they have applied for several grants with DEM, one for the Phase II area and one for the Phase I area that would provide the Town with some funds to complete closure of these areas. Mr. Lamphere believed that the Town needed to generate revenue at this site in order to be able to keep it in compliance on an ongoing basis. The Town will have to monitor the water and gas, inspect the cap, repair the cap and maintain the cap as necessary. He also noted that the Phase I area of the landfill had never been closed with DEM and would be a large undertaking. He felt that if a solar array was installed on the Phase II area, it would generate funds which could possibly be used for the closing of the Phase I area; and, once that was closed the Town could probably expand the solar site to generate even more income for the Town.

All of the Council members thanked Mr. Lamphere for his hard work, diligence and patience regarding this site.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR DAVIS TO AUTHORIZE THE TOWN COUNCIL PRESIDENT TO SIGN THE ENVIRONMENTAL LAND USE RESTRICTION AGREEMENT BETWEEN THE TOWN OF HOPKINTON AND RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FOR PROPERTY IDENTIFIED AS PLAT 13, LOT 27, 0 STUBTOWN ROAD RE: HOPKINTON LANDFILL PHASE II.

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

OPPOSED: None

SO VOTED

BOARDS & COMMISSIONS

This matter was scheduled to discuss, consider and possibly vote to accept the resignation of Michael Geary from the Zoning Board of Review.

A MOTION WAS MADE BY COUNCILOR HIRST AND SECONDED BY COUNCILOR DAVIS TO ACCEPT THE RESIGNATION OF MICHAEL GEARY FROM THE ZONING BOARD OF REVIEW.

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

OPPOSED: None

SO VOTED

ADJOURNMENT

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR HIRST TO ADJOURN THE MEETING IN RECOGNIZATION OF THE TOWN'S STAFF AND THEIR STEPPING UP TO EVERY ISSUE AND EVENT THAT HAS COME ACROSS THEIR PLATE.

SO VOTED

Elizabeth J. Cook-Martin

Town Clerk

Marita D. Murray

Deputy Town Clerk

*This meeting was immediately followed by a swear-in ceremony of newly elected Town Council members.