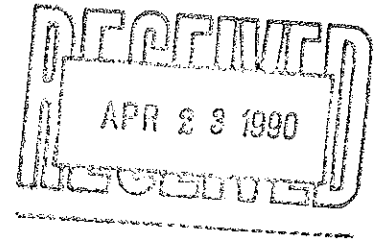


Down Creek

TOWN OF HOPKINTON
PLANNING BOARD

MINUTES OF WORKSHOP MEETING
MARCH 14, 1990



MEMBERS PRESENT: Chairman Joseph Lombardo, Mr. Alfred DiOrto,
Mr. Stephen Morgan, Mr. Thomas Holberton, Mr. Peter
Conopask, and Clerk, Mrs. Charlene Small

ABSENT: Mr. Thomas Holberton

The Chairman called the meeting to order at approximately 8:41 p.m.

Mr. Lombardo advised everyone that this session being held to review and discuss technical material pertinent to the Brae Bern zone change. Mr. Lombardo noted that the Board would not be able to review the material submitted tonight to ask specific questions because it was so extensive. The Board agreed to follow the list of specific issues previously devised and Mr. Henry could provide specific data he has been able to gather on these issues. The Board agreed that they may wish to schedule another workshop to address material not covered at this session.

The first areas reviewed were cluster ordinance requirements--zoning, and density. Attorney Vincent Naccarato indicated that they tried to adhere to the density requirements as spelled out in the cluster ordinance but found they would need conditional zoning as mixed use is not allowed in the ordinance. Mr. Naccarato stated that they are seeking to permit specific uses allowed in a specific ordinance for a particular ordinance. There is not intention of picking up additional permitted commercial uses. Mr. Naccarato indicated that commercial was chosen because it was between the two zone presently existing for the subject parcels and because there would be some commercial use in the project.

There was concern expressed that as the project may take up to fifteen years to complete, extensive documentation on project specifics would have to be available so that anyone entering project at the fourth phase would know as much about the overall project as people involved now. Another concern addressed was the wording of the proposed text pertaining to permitted uses. It was suggested, and agreed to, that the text be amended to describe only their specific planned unit development concept and eliminate any reference to commercial permitted uses 1 - 15. It was also suggested that the text be amended to include the phrase "up to" or "no more than" when referring to the number of units to be allowed. This would alleviate some concern as to density at project completion.

The next issue addressed was density calculation. Mr. Henry provided explanation on how unit numbers for the conference center and hotel were derived. The calculation of residential density was

reviewed. Mr. Lombardo advised that the bonus would need to be addressed as the 50% bonus was an up to figure based on both central water and sewer. Much of the ensuing discussion involved explanation of proposed septic disposal. Some of the concerns expressed were as follows. Bonus for central sewer was applied although majority of residential units would not enjoy benefit of proposed system. That 200 acres of the entire project area being required to absorb effluent from maximum number of living units, clubhouse, restaurant, hotel and conference center. The Conservation Commission and Planner expressed concern that some possible Wetlands were not included in calculations and once verified would impact the number of units allowed.

The following specific data was provided during density discussions. At the request of the project engineer, Mr. Ray Schwab Mr. Lombardo indicated the Board intended that a central sewer system should provide a central collection location, treat the septage then dispense into either a body of water or seepage system. Mr. Schwab suggested that although system proposed may not be the Board's idea of a central system it might be the best for the environment. Mr. Schwab indicated that the State would not accept a private central system unless a municipality handling it. Mr. Schwab suggested proposed system may be as good as a central system provided maintenance program put in place and asked the Board to consider it as such. Mr. Schwab provided a clear explanation of where and how effluent would be collected. It was affirmed that residential units would be provided with single or small groupings of on site ISDS's while the hotel, conference center and possibly the clubhouse would have effluent collected on site but treated water pumped elsewhere for recirculation and irrigation.

Several times during the discussion, the Board indicated while they had no problem of bonus for central water they did not agree with application of bonus for the proposed septic disposal system. The Board pointed out that a bonus for residential units should be applied for benefits provided to the residential area. The Board was in agreement that a 25% bonus only should be used in calculating unit density. Mr. Henry calculated new unit total to be 169. The Board noted this figure but elected to postpone actual recommendation on specific number for a later date.

It was suggested that concerns on septic generation would be addressed during the subdivision process. The overall intensity of development would have to be included in application package to DEM for their review.

Mr. Lombardo requested an explanation of the irrigation system. Mr. Schwab stated that two water systems are being provided--one is the domestic usage and the other is irrigation which would serve to recirculate groundwater and reduce nitrates. Mr. Schwab provided specific explanation on how irrigation system would work. There was

discussion on recirculation of groundwater versus recharge of groundwater as well as how filtration of nitrates will work.

The Board requested the opportunity to review the marketing study. Mr. Henry stated he would provide a copy of the golf course study as well as a copy of the final draft, when completed, of the conference center/hotel study.

There was some discussion regarding existence of the Narragansett Trail on the property. It was noted that the Trail is part of an actively used system up to Route 95 but the Board could not find it during their site walk. As the Narragansett Trail has been identified as a public right of way, there was a suggestion to preserve the portion of the Trail existing on the project property if it could be identified. The Board requested Mr. Cronan of the Conservation Commission to find out as much as possible about this portion of the Trail--where on site, how well traveled. The Board suggested that Trail may prove to be amenity.

Open Space addressed briefly. It was noted that 65 acres of total 160 acres would be devoted to tees, greens and fairways. The remaining 95 acres left as woods and considered as non golf course open space in the overall 240 acres. All physical buildings including recreational were included in the 45 acre building envelope deducted from the total acreage.

The proposed parking was addressed next. Mr. John Hart indicated the requirements specified in Article IV of the Zoning Ordinance were used to calculate number of spaces provided. Mr. Hart provided breakdown as follows:

Hotel -- required 230 (one for each room, 200; & for each employee, 30)
-- provided 255

Conference Center -- required 110 (one for each of the 50 rooms; & one for every 250 sq ft of floor, at 15,000 sq ft 60 needed)
-- required 40 for associated health club (20 for employees, 20 for floor space)
-- provided 150

Country Club with pro shop & 200 person restaurant
-- required and provided 90 (8 for 2,000 sq ft pro shop, 15 for employees & 67 for restaurant patrons)

Golf Course -- no specific ordinance requirements but provided 1 space for every three persons at maximum capacity (4/hole at 18 holes), 24 spaces; provided 10 spaces for employees for a total of 35 provided.

Resident Recreation Area -- required 32 (20 for square footage for

for rec center, 12 for 3 tennis courts)
--provided 140 spaces which provide overflow parking space.

Summarized, 536 spaces are required by ordinance, proposed on plan now are 680 spaces, providing an oversupply of 140 spaces. There was some discussion on surface treatment for parking areas as well as consideration for public parking. Mr. Hart and Mr. Henry expressed willingness to provide additional parking if deemed necessary once conceptual plan approved by Town.

In reference to on site ponds, it was noted that the Board saw several small ponds at the gravel extraction site. Mr. Lombardo acknowledged that Mr. Henry mentioned at a previous meeting his intention to incorporate these in course design. During discussion it was noted that these ponds were exposed groundwater caused by mining operation and that due to excavation process, Mr. Henry could not provide specifics on ponds at this conceptual stage. Mr. Henry expressed his intention to utilize those ponds, if any, existing at the time development begins.

Two concerns were addressed during discussion of site plan versus site characteristics. The Conservation Commission reiterated their concern that some areas with specific soil characteristics had not been identified on conceptual plans presented. Mr. Hart indicated that only a conceptual had been drawn up at this point, once town embraced concept formal identification of Wetlands and soil characteristics would be done for next step of process. Impact on the aesthetics of Rte 95 corridor by development of residential units were also discussed.

In the brief discussion on sludge management, Mr. Henry stated that they would have a contractual arrangement to haul sludge off site to a landfill. Mr. Henry indicated he had no plans to treat sludge on site.

Planning Board members reviewed data on traffic analysis submitted at this session. Mr. Henry stated that the only traffic occurring at present on Palmer Circle was from Romanella mining operation. Mr. Henry indicated data represents their projections for traffic. There was some discussion on the possibility of a service road. Mr. Henry indicated that DOT is receptive to an access coming off highway exit and running parallel to Route 95 to service development. Also discussed was impact of construction traffic as well as traffic generated from development on Woodville Alton Road. Mr. Lombardo indicated that the Board has sufficient data to glean idea of what will happen. There was general consensus that traffic issue will be addressed at length at future hearings.

Questions about the water system were addressed. Mr. Henry noted that the technical aspects were provided in the written documentation. Mr. Henry advised the Board that the system is owned

by Lindhbrook and the water rights could be sold to anyone. At present water used for strictly Lindhbrook site. Mr. Henry noted that present wells yield 250 gallons per minute and could handle proposed load increase but they will probably put in another well just to be sure. Mr. Henry affirmed his belief that the estimated amount of one million gallons per day available was a safe yield to serve both present and proposed complexes.

Mr. Lombardo informed Mr. Henry that the Board may want to include an Environmental Review Team report as a component of approval. If the Board recommends this to the Council it would be with the understanding that the report be done at the subdivision stage. Mr. Lombardo indicated that the Board uses this report as a measuring stick against your experts and provides the benefit of state experts at no cost to the Town. There was discussion on time frame involved for report as well as appropriate time to request report be done. The Board was in agreement to recommend that an ERT report would be a component of the zone change approval to be completed at the subdivision stage.

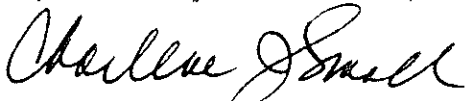
Final issue discussed was additional access point. It was pointed out that the Board has recommended a provision be made in developments for access to future adjacent developments. Mr. Lombardo asked Mr. Henry to keep this in mind and indicated that such an access would be addressed in detail later.

In conclusion, Mr. Lombardo requested that comments from the Economic Development and Conservation Commissions be submitted, if possible, for the Board's review at the April meeting. Mrs. Hess was requested to send reminders to the Commissions. The Board was in agreement that they would need to review all the data presented to them tonight, review data compiled by the Planner, and obtain a legal opinion from the Solicitor on the wording of the draft recommendation. The Board agreed to schedule the topic of a recommendation on the agenda for the April meeting. Mr. Lombardo stated they would attempt to finalize recommendation at that meeting but suggested that a special meeting may have to be called for this.

Mr. Lombardo noted for the record that the Board received a four page letter dated March 14, 1990 from Mrs. Mary Johnson and will become part of the file.

The meeting was adjourned at approximately 9:30 p.m.

Respectfully submitted,



Charlene J. Small
Clerk