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***Re: Stone Ridge at Hopkinton – Major Land Development Project Plan
Review 0 Palmer Circle, Assessor’s Map 11, Lot 47A***

Dear Bill:

I have been engaged by Kevin and Suzanna Gregory, who are the owners of the property designated as Assessor’s Plat 11, Lot 44F (the “Gregory Property”). Specifically, the Gregory Property abuts your client’s proposed Major Land Development Project.

I am aware of the fact that the Applicant is before the Town of Hopkinton Planning Board (“Planning Board”) with respect to its proposal for a Major Land Development Project to construct and install a photovoltaic solar energy system in the size of 23.5 MW. Moreover, it is my understanding that given the zoning of the parcel your client seeks to develop, identified as Assessor’s Plat Map 11, Lot 47A, that such development is a by-right, subject to major land development review by the Planning Board.

Importantly, my client does not object to the development of the solar project, but takes significant issue with regards to the location of that certain proposed metal building to be used for storage located adjacent to the Gregory Property.

Importantly, the Gregory Property is south of that metal building and very close to their residential dwelling and is easily visible from their property. Accordingly, I want to reach out to you, to discern whether there is an opportunity for the parties to discuss a potential relocation of that building.

In hopes of relocating that building, my client has some ideas, which may be beneficial to the developer with regards to screening the development from the Gregory Property.

Accordingly, once you have reviewed, please feel free to contact me at your convenience so that we may further discuss.

Very truly yours,


John O. Mancini

cc: Client