

Proposed Findings by the Hopkinton Planning Board for  
DENIAL of Master Plan Approval  
for the Skunk Hill Solar Project

Citing the only planning expert witness testimony provided, the Hopkinton Planning Board makes the following findings:

The proposed development is inconsistent with Hopkinton Comprehensive Plan Goals NR 1, LU 4, Conservation 1, and H1; Objective NR 1; and Policies PSF-17 and NR 5. It does not sufficiently protect natural resources and Hopkinton's rural residential character; its scale is beyond what the Comprehensive Plan calls for and overwhelms the lot and views from abutting properties, including the horrendous berm. The Comprehensive Plan amendment requested by the applicant was never prepared by the Planning Board in accordance with state law and is invalid. The proposed development is not consistent with the Hopkinton Comprehensive Plan and has failed to address the inconsistencies.

The proposed development is not in compliance with the standards and provisions of the Hopkinton zoning ordinance adopted April 10, 2019 or April 19, 2021. It covers more than 3 acres and is on conditionally-zoned commercial land, respectively.

The proposed development is not in compliance with Section 3.2 of the Hopkinton Land Development and Subdivision Regulations, or RIGL 45-23-61(b), both of which require that the applicant must first obtain master plan approval for the proposed project prior to petitioning the town council for conditional zoning approval. It is beyond the scope of the planning board's authority to grant a waiver to this requirement, to ignore the requirement, or to cite any legal reason why this mandatory procedure should not be followed.

Citing the Board's inability to make positive findings as required, the Board votes to deny the petition of Skunk Hill Road Solar, LLC for Master Plan Approval of a solar energy system Land Development Project.