

**TOWN OF HOPKINTON
PLANNING BOARD**

REGULAR MEETING

Wednesday, October 6, 2021

6:00 p.m.

Hopkinton Town Hall

1 Town House Road, Hopkinton, RI 02833

CALL TO ORDER:

Vice Chair Ron Prellwitz called the meeting to order at 6:00 p.m.

MEMBERS PRESENT:

Vice Chair Ron Prellwitz, Vice Chair Emily Shumchenia, Planning Board members Carolyn Light and Keith Lindelow, Planning Board alternate John Pennypacker, Town Council Liaison Sharon Davis, Town Planner Jim Lamphere, Senior Planning Clerk Talia Jalette, and Planning Board Solicitor Maggie Hogan were in attendance. Chairman Al DiOrio and Conservation Commission Liaison Deb O'Leary were absent.

ROLL CALL:

Each member who attended stated that they were there for the record.

PRE-ROLL:

All of the Board members, with the exception of Mr. Pennypacker, stated that they would attend the Planning Board meeting on October 20th. Mr. Pennypacker said that it would be "very unlikely."

APPROVAL OF MINUTES:

Ms. Shumchenia made a motion to approve the minutes from the July 21st Special Meeting. It was seconded by Ms. Light. There was not any discussion amongst the Board members.

In Favor: Prellwitz, Light, Shumchenia, Lindelow, Pennypacker

Abstain: None.

Opposed: None.

5-0, the motion passed.

Ms. Jalette interjected that they needed to approve the minutes from the August 4th and September 1st meetings as well.

Mr. Prellwitz asked for a motion for the minutes from the August 4th Meeting. Ms. Shumchenia asked if she could combine the votes into one motion. Ms. Hogan said that she could.

Ms. Shumchenia made a motion to approve the August 4th and September 1st meeting minutes. It was seconded by Ms. Light. There was not any discussion.

In Favor: Prellwitz, Light, Shumchenia, Lindelow, Pennypacker

Abstain: None.

Opposed: None.

5-0, the motion passed.

OLD BUSINESS:

Preliminary Plan – Public Hearing – Brushy Brook – 140-Unit Comprehensive Permit – Plat 32, Lots 1, 4, 6, 8, 10, 12, 14, 16, 17, 21, 23, 25, 27, 30, 32, 34, 36, 38, 40, 41, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 63, 65, 67, 68, 69, 70, and 71, located at 130 and 0 Dye Hill Road, 0 Brushy Brook Drive, 0 Wedge Road, 0 Green Lane. LR6-A Owner, LLC., and Realty Financial Partners, applicants.

Mr. Prellwitz began by asking if there were “any comments or questions” about the project, and then asked for “some input” from the Planner. Mr. Lamphere spoke before the Board.

Mr. Lamphere: “Currently, this application is, uh, has an extension over it until October the 13th. On September 28th, I received an e-mail from the attorney for the applicant, William Landry, who stated that he is amenable to the Public Hearing being continued to December 1st, 2021. Uh, he’s also amenable to extending the, uh, date for a decision until December 15th, 2021. So, I’ll need a vote from the, uh, Board on both of those, both of those dates.”

Mr. Prellwitz thanked Mr. Lamphere, and asked for a motion.

Ms. Shumchenia made a motion to continue the Public Hearing for the Brushy Brook application until December 1st, and to continue the date for a decision on this project until December 15th.

Mr. Prellwitz asked if there was a second. Ms. Light had a question. She said that there were “some outstanding items” from the applicant, and that while they were “going to continue the public discussion”, the Board would “need to re-convene with some additional information that’s to be provided.” She wanted to know when that would happen. Mr. Lamphere replied that he “expected” that they would “be additional information for the December 1st meeting.” He continued.

Mr. Lamphere: “I just found out today that, uh, our engineering firm, Crossman [Engineering] will be meeting with DiPrete Engineering next Tuesday to, you know, compare notes, go over the, uh, the, um, project, and, um, we, we believe at that time, uh, that DiPrete [Engineering] will have a revised, uh, plan set to talk over with Doug [Allam] and Steve Cabral, so -”

Ms. Light: “Okay. Thank you.”

Ms. Light apologized to Mr. Pennypacker for interrupting him, as it had appeared as though he had been moving to second the motion. Mr. Pennypacker said that he was going to ask if the Board needed “to specify the time for the Hearing on December 1st.” Mr. Lamphere replied that they would.

Ms. Shumchenia amended her motion to include that it would be continued to the aforementioned date at 6:00 p.m. It was seconded by Mr. Pennypacker.

In Favor: Prellwitz, Light, Shumchenia, Lindelow, Pennypacker
Abstain: None.
Opposed: None.

5-0, the motion passed.

NEW BUSINESS:

The Board did not have any new business to discuss.

SOLICITOR’S REPORT:

1. Both the Revity Appeal and the Stone Ridge at Hopkinton Appeal are expected to be argued at the October 21, 2021 Zoning Board of Appeals Meeting.

Ms. Hogan explained that that the Revity appeal and the Stone Ridge at Hopkinton appeal would be heard by the Zoning Board of Appeals at their meeting on October 21st. She continued.

Ms. Hogan: “The Revity appeal is ready for a decision, I believe – we’re hoping for that, and the other one will be argued.”

Mr. Prellwitz thanked Ms. Hogan.

PLANNER’S REPORT:

Mr. Lamphere did not have a Planner’s Report for the Board to review.

CORRESPONDENCE AND UPDATES:

The Board did not have any correspondence to review or any updates to consider.

PUBLIC FORUM:

Joe Moreau, of Old Depot Road, appeared before the Board.

Mr. Moreau: “I don’t know if I missed something. Um, I looked at our website. I looked at the agenda for tonight. Um, I expected, uh, a hearing for this Brushy Brook project. Was there an update on our website as far as changes to what’s happening, or – for tonight?”

Mr. Lamphere: “Uh, not at this time. Uh, changes are in the, in the works, so there is nothing – I have nothing written from either our engineer or their engineers on anything. All I know is that they’re working on addressing the issues that were raised at the last meeting.”

Mr. Moreau: “Oh, I’m sorry – what I meant by ‘changes’, Jim [Lamphere], was the fact that, uh, the attorneys are not here, the applicant’s not here. You know, I expected it to be a Hearing like we normally have, uh, for tonight. I don’t know. Did I miss something somewhere along the line, or?”

Ms. Hogan: “Yes.”

Mr. Moreau: “Was there something on the website or?”

Ms. Hogan: “Yes. There, there is a letter on the, um, the agenda documents – a letter from the attorney, uh, outlining the, the need for the continuance.”

Mr. Moreau: “Okay. Thank you.”

Ms. Hogan: “You’re welcome.”

Mr. Moreau: “Well, part of it might be my fault, but I, I think it’s confusing, because when you look at the documents, usually it’ll say documents pertaining to this particular hearing. Uh, I don’t necessarily read all of those documents to see, you know, about the hearing, and my main point is, uh, I had family plans today with my wife and my sister to see an uncle who’s recovering from a recent fall, and we cut that meeting short so I could be here for six o’clock. If I would have known the extent – and, again, maybe it’s my fault for not reading those documents, but, um, it would have been nice to have something to explain, um, and part of the agenda, maybe, that, um, you know, this was gonna be different, because I, I would have never been here tonight. I’d still be in, in Cranston. That, that’s my point. Thank you.”

Mr. Prellwitz thanked Mr. Moreau. He said that he had a “question along those lines”. He said that he was “assuming that” the applicant would return with “their expert witnesses available for questioning”. Mr. Lamphere replied that he “would assume so” as well. Mr. Prellwitz said that the Board had only been able to hear from, he thought, “one of their witnesses.” He continued.

Mr. Prellwitz: “There’s a lot of questions – I know I have questions, and, you know, I’m sure everybody else does, too. Alright. Thank you, Jim [Lamphere].”

DATE OF NEXT SPECIAL MEETING: October 20, 2021, 6:00 p.m.

DATE OF NEXT REGULAR MEETING: November 3, 2021, 6:00 p.m.

ADJOURNMENT:

Ms. Shumchenia made a motion to adjourn. It was seconded by Mr. Lindelow.

In Favor: Prellwitz, Light, Shumchenia, Lindelow, Pennypacker

Abstain: None.

Opposed: None.

5-0, the motion passed. The meeting was adjourned at approximately 6:11 p.m.

By: Talia Jalette, Senior Planning Clerk, 10/8/21