

**TOWN OF HOPKINTON
PLANNING BOARD**

Wednesday, April 12, 2017

7:00 P.M.

Hopkinton Town Hall

One Town House Road, Hopkinton, Rhode Island 02833

CALL TO ORDER:

The April 12, 2017 workshop of the Hopkinton Planning Board was called to order at 7:04 P.M. by Al DiOrio.

MEMBERS PRESENT:

Al DiOrio, Amy Williams, Frank Sardone, and Josh Bedoya were present. Tom Holberton was absent.

Also present were: John Pennypacker, Conservation Commission, James Lamphere, Town Planner; Kevin McAllister, Town Solicitor; and Sean Henry, Planning Board Clerk.

OLD BUSINESS:

None

NEW BUSINESS:

Discussion of changes to update the Comprehensive Plan with consultant and public.

Mr. DiOrio opened discussion of the Comprehensive Plan Update workshop with a brief overview the project and of what he hoped the Planning Board would consider while reviewing the Comprehensive Plan draft. The project started in 2015 with the town-wide survey and RFP process for hiring a consultant, whom was hired in November 2015 and produced a first draft April 2016. The draft was conveyed to the RI Division of Planning in June 2016 for an informal, initial review. The state returned the draft to the Town in January 2017 with a letter of their comments on the plan. Since then, the consultant has been working with the Planning Department on a second draft that addressed their concerns and updated the data in the plan. The Planning Board agreed that the goal of the plan update was to obtain state approval for Hopkinton's Comprehensive Plan. Acknowledging that the Plan can always be bettered, Mr. DiOrio requested that the Planning Board work on addressing issues of state approval first, and then once approval is obtained, he suggested a committee be formed to address any changes members would like to make not pertaining to issues of approval. He hoped that once the Planning Board is satisfied with the draft of the plan, they could schedule a public hearing and consider approving it and sending the draft up to the state for formal review.

Ms. Capalbo added that she felt the Planning Board was responsible for the development of the Town, and that state adoption should be secondary to the Town's needs for the Comprehensive Plan. She expressed concern that proposed changes to the plan in the future would be marred by

2 a lack of interest needed to fill a committee, and that any changes would need to be approved by
4 the State anyway. Mr. DiOrio agreed that the Town needs to be satisfied with the Plan as well,
6 but that the underlying reason for the update is to obtain state approval, and that most of the
8 plan has already been adopted by the Town and has changed very little.

10 Mr. David Westcott, the primary consultant working on the Comprehensive Plan update, began
12 his presentation on the new draft by affirming that the plan is already in place in Hopkinton,
14 which the Town approved in 2011, has been largely carried forward. Mr. Westcott explained to
16 the Board the new requirements of Comprehensive Plans: required additions, the 20-year
18 planning window, and the 10-year approval period. The Plan is the basis for zoning regulation
20 for the Town, therefore the Comprehensive Plan is used to ensure residents and others are on the
22 same page. The new draft of the Comprehensive Plan has been updated to include all new state
24 requirements, revise all projections and tables with new data, an inventory of all zoning and
26 Future Land Use Map (FLUM) inconsistencies, build-out analysis, and updated
28 recommendations, goals, and policies to reflect progress and developments since the last plan
30 update. Mr. Westcott recommended that the Planning Board, once they are mostly satisfied with
32 the newest draft of the plan, schedule a public hearing in order to expedite the process of state
34 review. Once the Planning Board approves a plan at a public hearing, the draft can be sent to the
36 Statewide Planning Program for review, and then to the Town Council for approval. In the
38 intervening weeks until the public hearing, the Board members and the public will have
40 additional time to review the plan.

42 Questions from the Planning Board:

44 Ms. Williams: The new configuration of the Exit 1 area on the Future Land Use Map reduces the
46 number of uses there and increases the manufacturing areas.

48 Mr. Lamphere: The changes to the FLUM reflect the last time the Planning Board looked at Exit 1.
They can be changed from there, but I thought that would be the best place to start.

50 Ms. Williams: My concern is the mixed use village area is adjacent to the Manufacturing zone.

52 Mr. Lamphere: The Mixed Use area was lessened based on the Planning Board's decision, and
54 they liked what they saw at the industrial park and wanted to facilitate that kind of activity.

56 MS. WILLIAMS MOVED TO SCHEDULE A PUBLIC HEARING FOR THURSDAY, MAY 4TH 2017 TO CONSIDER
58 ADOPTING THE COMPREHENSIVE PLAN UPDATE

60 MR. SARDONE SECONDED.

62 MR. DIORIO, MS. WILLIAMS, MR. SARDONE, MR. BEDOYA APPROVE.

64 MOTION PASSED.

66 After the Planning Board scheduled the public hearing, the Board members discussed the draft
68 plan with Mr. Westcott and members of the public who were present. Topics of discussion
70 included:

72 } Add to the text the number of participants in the 2015 survey

74 } Add the town's population projections

76 } Add to the plan the results of the Bio Blitz event

78 } Re-define the status of Brushy Brook subdivision as it relates to affordable housing.

- 2** > Feature the town’s LMI data more prominently in the plan
- > Remove any errant references to the 2009 survey
- 4** > Include projections of school enrollment
- > Update town’s recreation recommendations and goals
- 6** > Ensure formatting and font consistency throughout the document
- > Consideration of projects located near National Heritage areas
- 8** > Include statement that Land Trust properties are open for public use
- > Revise school condition descriptions to include renovations since 2010
- 10** > Remove references to proposed greenway near Exit 1
- > Update names of companies currently operating in Hopkinton
- 12** > Add Dark Sky Ordinance to list of town accomplishments
- > Add Exit 2 to Town’s economic development plans
- 14** > Include NPS Wild & Scenic Designation to Town’s goals
- > Add recommendation to establish a farmer’s market in town
- 16** > Consider school enrollment when building new housing
- > Indicate which public properties have trails

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DATE OF NEXT REGULAR MEETING: May 3, 2017

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ADJOURNMENT:

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MR. SARDONE MOVED TO ADJOURN THE MEETING

MS. WILLIAMS SECONDED THE MOTION

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MR.DIORIO, MS.WILLIAMS, MR.SARDONE, MR. BEDOYA APPROVED. MOTION PASSED.

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The meeting adjourned at 8:50.

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Attest: _____

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Sean Henry, Planning Board Clerk

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Approved: