

State of Rhode Island

County of Washington

In Hopkinton on the fourth day of September 2018 A.D. the said meeting was called to order by Town Council President Frank Landolfi at 7:00 P.M. in the Chariho Middle School Auditorium, 455A Switch Road, Wood River Jct, RI 02894.

PRESENT: Frank Landolfi, Thomas Buck, Barbara Capalbo, Sylvia Thompson, David Husband; Town Solicitor Kevin McAllister; Town Clerk Elizabeth Cook-Martin.

ABSENT: Town Manager William McGarry

The meeting was called to order with a moment of silent meditation and a salute to the Flag.

Council President Landolfi announced that he would like to again move the Town business up first and then have the hearing thereafter.

A MOTION WAS MADE BY COUNCILOR HUSBAND AND SECONDED BY COUNCILOR CAPALBO TO MOVE THE CONSENT AGENDA UP THROUGH NEW BUSINESS TO THE BEGINNING OF THE AGENDA BEFORE THE HEARING.

IN FAVOR: Landolfi, Buck, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

CONSENT AGENDA

The July 16, 2018 transcript as the record of the Zoning Ordinance Amendment & Comprehensive Plan Future Land Use Map Amendment hearing filed by Rhode Island Solar Renewable Energy III, LLC was removed from the Consent Agenda.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO APPROVE CONSENT AGENDA AS

FOLLOWS: Approve Town Council Meeting Minutes of August 20, 2018;

Executive Session Minutes of August 20, 2018; Approve abatements resulting

from adjustments on motor vehicles, tangibles & real property submitted by the Tax Assessor.

IN FAVOR: Landolfi, Buck, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

Councilor Capalbo stated that in the transcript on page 44, line 11, it indicated that “Benny” was the president. She believed that this was incorrect and should either be Vinny or Beverly. Councilor Buck agreed that it should be “Vinny”.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO: Accept the July 16, 2018 transcript as the record of the Zoning Ordinance Amendment & Comprehensive Plan Future Land Use Map Amendment hearing filed by Rhode Island Solar Renewable Energy III, LLC.

IN FAVOR: Landolfi, Buck, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

PUBLIC FORUM

No one spoke during the first public forum.

OLD BUSINESS

SET HEARING DATE FOR PROPOSED AMENDMENT TO NON-RESIDENTIAL PHOTOVOLTAIC SOLAR ENERGY SYSTEMS (PSES) ORDINANCE

This matter had been scheduled to discuss and consider setting a hearing date for an amendment to the PSES Ordinance introduced & sponsored by Councilors Landolfi, Buck, Capalbo, Husband & Thompson. The Council set October 15, 2018 as the hearing date.

Council President Landolfi stated that this was a culmination of workshops that they have with the Planning Board to amend the current solar ordinance. They have a pretty good working draft and they need to have a hearing on those changes and ultimately vote on it. Town Clerk Cook-Martin indicated that this meeting would need to be advertised three times so the earliest meeting this could

be would be October 1st or October 15, 2018. Council President Landolfi suggested they schedule this for October 15, 2018.

MEETING ROOM CHAIRS

This matter had been scheduled to discuss, consider and vote to appropriate funds for two (2) new meeting room chairs from Town Council Contingency line item #5065-001.

Council President Landolfi stated that the men were okay with the current chairs they had in Council chambers; however, the ladies would like new chairs because the old ones are not comfortable.

A MOTION WAS MADE BY COUNCILOR BUCK AND SECONDED BY COUNCILOR HUSBAND TO SPEND UP TO \$1,500.00 TO PURCHASE FIVE NEW CHAIRS SO THAT THEY WILL ALL MATCH.

IN FAVOR: Landolfi, Buck, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

Councilor Capalbo stated that she would really like to have five new chairs there because the current chairs are ten to fifteen years old. They sit on them for four hours at times and it is not just the Council, it is also the Planning Board and Zoning Board and there are some big men. The chairs need some lumbar support. She indicated that she and Councilor Thompson had gone to Staples and found a chair which costs \$289. She believes all of the chairs should match. Councilor Thompson added that the lever on her chair doesn't work anymore.

NEW BUSINESS

SET HEARING DATE FOR A ZONE ORDINANCE & COMPREHENSIVE PLAN FLUM AMENDMENT FILED BY ATLANTIC SOLAR, LLC/ATLANTIC CONTROL SYSTEM, INC. FOR PROPERTIES IDENTIFIED AS PLAT 7, LOT 32; PLAT 10, LOT 87 AND PLAT 11, LOT 35, AN RFR-80 ZONE

This matter had been scheduled to discuss and consider scheduling a hearing date regarding a Zone Ordinance & Comprehensive Plan FLUM Amendment application filed by Atlantic Solar, LLC/Atlantic Control System, Inc. for properties identified as Plat 7, Lot 32; Plat 10, Lot 87 and Plat 11, Lot 35, an RFR-80 Zone. The Council set November 19, 2018 as the hearing date.

Councilor Buck recommended that this be scheduled for November 5, 2018 so the new Council can start this from the beginning. Town Clerk Elizabeth Cook-Martin stated that the new Council would not be seated until November 19, 2018. Councilor Buck asked if there was enough time to wait for the new Council to be seated which was agreed by Councilor Capalbo and Councilor Husband. It was determined that there was enough time and this matter was scheduled for November 19, 2018.

BOARDS & COMMISSIONS

PLANNING BOARD APPOINTMENT

This matter had been scheduled to discuss, consider and vote to appoint Keith Lindelow to the Planning Board. Mr. Lindelow had been interviewed by the Town Council on August 10, 2018.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO APPOINT KEITH LINDELOW TO THE PLANNING BOARD.

IN FAVOR: Landolfi, Buck, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

HEARING:

ZONE AMENDMENT & COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT – RI SOLAR RENEWABLE ENERGY III, LLC

The Council continued the hearing on applications for a Zoning Ordinance Amendment and a Comprehensive Plan Future Land Use Map Amendment filed by Rhode Island Solar Renewable Energy III, LLC, 43 Creston Way, Warwick RI 02886 for property owned by George Townsend, Rose Townsend & Carleen Bowen, Trustee, 350 Woodville Alton Road, Hope Valley, RI 02832 for property located at 350 Woodville Alton Road identified as Assessor's Plat 11 Lot 57 zoned RFR-80; ~~Stephen M. Delpozso, Jr., 18 Grantville Extension, Hope Valley, RI 02832 for property located at 18 Grantville Extension identified as Assessor's Plat 15 Lot 11 zoned RFR-80;~~ Paul & Mary Dijulio, 6 Townsend Road, Hope Valley, RI 02832 for property located at 6 Townsend Road identified as Assessor's Plat 11 Lot 57D zoned RFR-80. The Zoning Ordinance Amendment

is filed in accordance with Section 16 of the Zoning Ordinances of the Town of Hopkinton as amended. The Comprehensive Plan Amendment is filed in accordance with Ch. 2, Art. II, Div. 5, § 2-116(a), continued from August 6, 2018.

The applicant is proposing to change portions of the properties from RFR-80 Zone to Commercial Special Zone with a limitation to solar use for the portions of the properties to install a Solar Array to allow the erection and installation of solar panels to generate approximately 20 megawatts of energy per year utilizing 97.5 acres of the 97.5 acres of Assessors Plat 11 Lot 57; ~~utilizing 4.8 acres of the 28.5 acres of Assessors Plat 15 Lot 11;~~ and utilizing 2.8 acres of the 5 acres of Assessors Plat 11 Lot 57D.

Vincent Naccarato, Esq. was present. Also present Anthony Delvecchario
A stenographer was present to record the proceedings. The court transcript will be attached and made part of the record.

A MOTION WAS MADE BY COUNCILOR BUCK AND SECONDED BY COUNCILOR THOMPSON TO CLOSE HEARING AND SET A DATE FOR A DECISION; TUESDAY, OCTOBER 9, 2018 AT 6:30 PM AT THE CHARIHO MIDDLE SCHOOL.

IN FAVOR: Landolfi, Buck, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

ADJOURNMENT

A MOTION WAS MADE BY COUNCILOR HUSBAND AND SECONDED BY COUNCILOR THOMPSON TO ADJOURN IN MEMORY OF SENATOR JOHN MCCAIN.

SO VOTED

Elizabeth J. Cook-Martin

Town Clerk

Marita D. Breault

Deputy Town Clerk