



TOWN OF  
HOPKINTON

**TOWN COUNCIL**

**APPLICATION CHECKLIST FOR:  
ZONING ORDINANCE AMENDMENT**

**The application for a Zoning Ordinance Amendment to the Town Council must be accompanied with the following information:**

**A. Three (3) copies of a site plan prepared by, and signed and stamped by, a professional engineer or professional land surveyor at a scale of no less than one (1) inch = forty (40) feet clearly showing:**

- name & address of property owner(s)
- date, north arrow, graphic scale, lot dimensions and area
- plat & lot, zoning district(s) and setbacks
- existing and proposed structures, and their relationship & distances from lot boundary lines
- existing and proposed parking areas and walkways
- existing and proposed landscaping, as it relates to the request
- existing streets, 911 address, wells, septic system
- list of names and addresses of all property owners within 200 feet of subject property
- any peculiar site conditions or features
- topographic data as may be taken from the U.S. Geological Survey 7.5 \* 15 minute series quadrangle maps of the area proposed for zone amendment

**B. Three (3) copies of a separate map indicating all property owners within 200 feet of the subject property and/or all those property owners and entities which require notice under Section 45-24-53 R.I.G.L., also depicting any zoning district boundary and uses of all neighboring properties.**

**C. A soil erosion and stormwater control plan with supporting calculations based standards approved by the USDA Soil Conservation Service and in conformity with the R.I. Erosion and Sediment Control Handbook.**

**D. A letter from a biologist indicating that there are no freshwater wetlands on or in proximity to the site such that the application is regulated by the R.I. Freshwater Wetlands Act. In those instances where the application is regulated by the R.I. Freshwater Wetlands Act, a physical alteration permit issued by the R.I. Department of Environmental Management, and where applicable, the U.S. Army Corp of Engineers, shall be required.**

**E. Location of existing septic system. Where construction requires approval by R.I.DEM - Division of Land Resources for a ISDS (individual sewage disposal system) or change of use permit for the proposed activity, attach a copy to the application.**

**F. Traffic Study addressing the potential impacts of the proposed activity.**

**G. Provide evidence that the proposed water supply has sufficient supply to support the proposed activity and is of drinking water quality.**

**H. Provide statement as to the purpose of the amendment.**

**I. Provide statement as to proposed use(s) of the property (from District Use Table).**

TOWN OF HOPKINTON  
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To: Hopkinton Town Council  
Town Hall  
1 Town House Road  
Hopkinton, R.I. 02833

Ladies/Gentlemen:

The undersigned hereby applies to the Hopkinton Town Council for a ZONING ORDINANCE AMENDMENT in accordance with the provisions of the Hopkinton Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

NAMES:

Applicant: CENTRICA BUSINESS SOLUTIONS Address: 1484 Candlewood Rd., Suite T-W, Hanover, MD 21076  
Owner: Comolli Granite Co., Inc., Address: 15 Franklin Street, Westerly RI 02891  
Lessee: \_\_\_\_\_ Address: \_\_\_\_\_

1. Filing Instructions:

- The original application and two (2) copies, either typed or legibly printed, must be filed with the Town Clerk.
- A filing fee in the amount of \$100.00 shall accompany an application to the Town Council to cover the costs of processing. In addition to the \$100.00 fee, the applicant shall also be responsible for all costs incurred by the town in the course of review of this application, and will be billed when the final costs have been determined.
- All required checklist items for a ZONING ORDINANCE AMENDMENT must accompany the application in order to be considered a complete application.

2. Location of Premises:

0 Chase Hill Road, Ashaway, RI 02804

(Name of Street or Road)

3. Plat(s) 2 Lots(s) 2-73 Zoning District(s) RFR-80

911 Address: 0 Chase Hill Road, Ashaway, RI 02804

4. Dimensions of Lot: SEE ATTACHED feet by SEE ATTACHED feet Area: SEE ATTACHED PLANS  
(Frontage) (Depth) (Square Ft. or Acres)

5. State present use of premises: Quarry

6. State proposed use(s) of premises: Ground Mounted Solar Array

7. Is there a building(s) on the premises at present? Yes

8. How long have you owned the premises? June 13, 2018  
State year which lot(s) were platted and recorded: Unknown

9. Have you submitted plans to the Building & Zoning Inspector? No

Has a permit been refused? No

If a permit has been refused, attach a copy of the denial, in writing.

10. Please give the size (in feet) of all existing buildings and accessory structures:

SEE ATTACHED PRE-EXISTING CONDITIONS MAP & SURVEY

11. Please give the size (in feet) of all proposed buildings and accessory structures:

SEE ATTACHED PROPOSED CONDITIONS MAP

12. Please describe the extent of the proposed alterations:

The applicant is proposing to amend the zoning map and comprehensive plan to allow for a rezone of the property to allow for the use of a solar array, which will promote the health, safety, morals and general welfare of the Town of Hopkinton and surrounding neighboring properties, and is consistent with the comprehensive plan and newly revised solar ordinance. SEE ATTACHED STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN & ZONING OF THE TOWN OF HOPKINTON, AS WELL AS A REQUEST FOR WAIVERS.

13. Please indicate the number of families which building is to be arranged? 1

14. Indicate the provision of the Hopkinton Zoning Ordinance under which application for ZONING ORDINANCE AMENDMENT is made:

SEE ATTACHED A

15. Clearly state the grounds for which this ZONING ORDINANCE AMENDMENT is sought: See Attached

Applicant is respectfully requesting the following waivers:

1. (e) Location of existing septic system or Application for OWTS, Applicant is not proposing the installation of any septic on the site.

2. (f) Traffic Study - no traffic is anticipated to be using the site after the installation of the solar array.

3. (g) Evidence of Water Supply - Applicant is not proposing any buildings or any use of water on the site.

4. (h) Provide a statement as to the purpose of the Amendment - Applicant would suggest the proposed use is consistent with the Comprehensive Plan; (SEE ATTACHED EXHIBIT)

Respectfully submitted,

Signature William A. Wardone City of Hopkinton

Signature William A. Wardone

Address 42 Granite St, Westley, RI 02891

Phone Number 401 596-2094

## EXHIBIT A

14 The 2010 Hopkinton Comprehensive Plan recommends as a goal “to target specific types of businesses based on Hopkinton’s quality of life and local advantages...” “balanced with business requirement and impacts on the environment.”

The proposed use of this site is as a limited use commercial site for the installation of a ground mounted solar array only, which both protects the quality of life and preserves the rural character of Hopkinton.

(15) 5. (i) Provide statements as to the proposed use of the property from district use table – Town of Hopkinton has adopted Chapter 246 Non-Residential Photovoltaic Energy Systems as amended on January 22, 2019. *“Non-Residential Photovoltaic Solar Energy System’s ordinance to promote safe, effective and efficient production of electricity with the intent to provide standards for the placement, design and construction of solar arrays with the greatest potential of energy generation while striving to minimize the visual impact of systems from streets and neighboring properties.”*

The re-zone of this property located at 0 Chase Hill Road Plat 2 Lot 2-73 will address all of the requirements of Hopkinton Zoning Ordinance subject to a completed Application being approved by the Hopkinton Planning Board and Application for Development Plan Review. More specifically the site designated per the Zoning Official via Zoning certificate issued on 12-5-19 attached hereto, is a “Pre-existing Legal Non-Conforming Use” which suggest that a re-zone of this project is in conformance with the new and current solar ordinance. Wherein it is specifically addressed that the Town Council and the Town overall is desirous of promoting the transition of gravel banks and other high intensity pre-existing legal non-conforming uses to ground base Photovoltaic Solar Energy Systems.

NUMBER  
 Plat 2  
 Lot 73

**ZONING CERTIFICATE**  
 TOWN OF HOPKINTON  
 BUILDING / ZONING DEPARTMENT  
 ONE TOWN HOUSE ROAD  
 HOPKINTON, RI 02833

FEE PAID  
 \$5.00  
 Cash  
 Check  
 No 6249

DATE RECEIVED 11/18 20 19

APPLICANT'S NAME COMON. GRANITE COMPANY

APPLICANT'S ADDRESS 90 GEORGE A COMBETT 15 FRANKLIN ST  
WESTFORD, RI

PHONE ~~(401) 342-6600~~ LOCATION ADDRESS 136 CHASE HILL RD UNIT 2

INTENDED USE     EXISTING USE    (Check One)

Describe. Please Be Specific. APPLICANT IS PROPOSING THE INSTALLATION  
OF A GROUND BASED SOLAR ARRAY ON LAND THAT  
IS CURRENTLY UTILIZED AS A PRE-EXISTING LEGAL  
MIN QUARRYING QUARRY THE LOCATION IS ALSO THE  
SITE OF PERRY'S CALLAGE YARD AND SUCH IS  
CONSIDERED A BROWNFIELD SITE.  
\* PROPOSED SOLAR ARRAY NOT PERMITTED IN CURRENT  
ZONING DISTRICT. WOULD REQUIRE ZONE CHANGE.  
 (Continue on back if necessary)

	REQUIRED:		STATUS:	APPLIED FOR	GRANTED
	YES	NO			
Special Use Permit	_____	_____		_____	_____
Use Variance	_____	_____		_____	_____
Dimensional Variance Modification	_____	_____		_____	_____
Development Plan Review	_____	_____		_____	_____

PROPERTY IS LOCATED IN ZONING DISTRICT  R-1  RFR-80  NB  C  M

IS  INTENDED  EXISTING USE PERMITTED IN THIS DISTRICT? (Check One) -  YES

I certify that the  intended  existing (check one) use of the property is fully described and agree it is the only use for which certification is requested

The  intended  existing (check one) use of the property is in accordance with provisions of the Hopkinton Zoning Ordinance.

APPLICANT'S SIGNATURE  
George A. Smith

ZONING OFFICIAL'S SIGNATURE  
[Signature]

DATE 12.5 20 19