

ZONING BOARD OF REVIEW MEETING MINUTES – November 19, 2020

State of Rhode Island

County of Washington

In Hopkinton on the nineteenth day of November, 2020 A.D. the said meeting was called to order by Zoning Board of Review Chairman Jonathan Ure at 7:10 P.M. in the Town Hall Meeting Room with a moment of silent meditation and a salute to the Flag.

PRESENT: Jonathan Ure, Joe York, Dan Harrington, Alternate member Daniel Baruti; Solicitor: Veronica Assalone, Esq. of Assalone & Associates;

Zoning Board Clerk: Tiana Zartman

Zoning Official: Anthony Santilli

Town Council Member Michael Geary

Absent: Member Ronnie Sposato and Alternate Member Phil Scalise

Chairman Ure announced to the board the resignation of member Michael Geary, who was recently elected to the Town Council of Hopkinton. Chairman Ure thanked him for the three years of work on the Zoning Board of Review and confirming Michael Geary would be the Town Council liaison to the Zoning Board of Review. Chairman Ure also confirms the decisions for Michael LaChapelle and Shannon Paquin, both of which were from the previous meeting, were ratified.

Sitting as Board for Petition I: Ure, York, Baruti, Harrington

Petition I – Determine completeness of application/consider waivers

A Petition for a Dimensional variance filed by Courtney Cahill on behalf of herself with mailing address of 21 Yeles Lane, Rockville, RI 02873, for property owned by Courtney Cahill and Germaine Gurr located at 21 Yeles Lane, Rockville, RI 02873, and identified as AP 16 Lot 11, an RFR-80 Zone and filed in accordance with Section 9 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Applicant is present.

All fees have been paid.

All notices have been posted.

Chairman Ure explains to the applicant the procedure of checking the application to make sure all required documentation has been submitted.

Member York explains he will read through a checklist to determine if everything has been submitted.

**CHECKLIST ITEM A:**

Three 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 inch = forty feet clearly showing:

- Name & address of property owner(s)
- Date, north arrow, graphic scale, lot dimensions and area
- Plat and 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

ZONING BOARD OF REVIEW MEETING MINUTES – November 19, 2020

- List of names and address of all property owners within two hundred feet of subject property
- Any peculiar site conditions or features

A MOTION WAS MADE BY MEMBER YORK AND SECONDED BY MEMBER HARRINGTON THAT CHECKLIST ITEM A IS COMPLETE. ALL WERE IN FAVOR.

SO VOTED

CHECKLIST ITEM B: Three copies of a separate map indicating all property owners within two hundred 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.

A MOTION WAS MADE BY MEMBER YORK AND SECONDED BY MEMBER HARRINGTON THAT CHECKLIST ITEM B IS COMPLETE. ALL WERE IN FAVOR.

SO VOTED

CHECKLIST ITEM C: 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.

In reviewing the application, the applicant has requested a waiver of Checklist Item C. The Board discusses the characteristics of lot with the Zoning Official and determines the application should submit a letter from a biologist before the next meeting.

ZONING BOARD OF REVIEW MEETING MINUTES – November 19, 2020

A MOTION WAS MADE BY MEMBER HARRINGTON AND SECONDED BY MEMBER YORK TO DENY THE WAIVER REQUESTED FOR CHECKLIST ITEM C AND TO REQUIRE A BIOLOGIST LETTER TO BE SUBMITTED PRIOR TO THE HEARING. ALL WERE IN FAVOR.

SO VOTED

CHECKLIST ITEM D: Location of existing septic system.

A MOTION WAS MADE BY MEMBER YORK AND SECONDED BY MEMBER HARRINGTON THAT CHECKLIST ITEM D WAS COMPLETE. ALL WERE IN FAVOR.

SO VOTED

CHECKLIST ITEM E: On a separate site plan, indicate existing and proposed topography at two foot intervals.

A MOTION WAS MADE BY MEMBER YORK AND SECONDED BY MEMBER HARRINGTON THAT CHECKLIST ITEM E WAS COMPLETE. ALL WERE IN FAVOR.

SO VOTED

The board explains to the applicant that the Board cannot deem the application complete until Checklist Item C has been submitted. Member Harrington explains that if the applicant has a letter from a biologist in their records from the previous work that was done in 2009, she can submit that as part of the application. The applicant thanks the Board and the employees of the Town for helping her complete the application, saying she would not have been able to do it without their support. Chairman Ure states if the letter from the biologist is submitted and the certified letters have been sent to the abutters, the application will continue to the hearing in December.

ZONING BOARD OF REVIEW MEETING MINUTES – November 19, 2020

A MOTION WAS MADE BY MEMBER BARUTI AND SECONDED BY MEMBER YORK THAT A CONTINUATION BE MADE OF THIS AGENDA ITEM TO NEXT MONTH'S MEETING FOR THE SOLE PURPOSE OF ACCEPTING CHECKLIST ITEM C. ALL WERE IN FAVOR.

SO MOVED

A MOTION WAS MADE BY CHAIRMAN URE AND SECONDED BY MEMBER YORK TO SUBMIT A RECOMMENDATION TO THE TOWN COUNCIL TO APPROVE ALTERNATE MEMBER DANIEL BARUTI TO A FULL MEMBER OF THE ZONING BOARD OF REVIEW.

MEMBER BARUTI ABSTAINED FROM VOTING. ALL OTHERS WERE IN FAVOR.

SO MOVED

A MOTION WAS MADE BY MEMBER YORK AND SECONDED BY MEMBER HARRINGTON TO ACCEPT THE MINUTES FROM THE OCTOBER 15, 2020 MEETING AND THE TWO TYPED TRANSCRIPTS. ALL WERE IN FAVOR.

SO MOVED

A MOTION WAS MADE BY MEMBER YORK AND SECONDED BY MEMBER HARRINGTON TO ADJOURN THE MEETING AT 7:35 PM. ALL WERE IN FAVOR.

SO MOVED

Respectfully Submitted,

Tiana Zartman

Zoning Board Clerk