

**TOWN OF HOPKINTON  
PLANNING BOARD**

**WORKSHOP**

**Wednesday, January 6, 2021**

**6:00 p.m.**

**Hopkinton Town Hall**

**1 Town House Road, Hopkinton, RI 02833**

**CALL TO ORDER:**

Chairman Al DiOrio called the January 6, 2021 Workshop of the Hopkinton Planning Board to order at 6:00 p.m.

**MEMBERS PRESENT:**

The workshop was conducted remotely, so only Town Planner Jim Lamphere, Senior Planning Clerk Talia Jalette, and Planning Board Chairman Al DiOrio were present in the Council chambers. Members Ron Prellwitz, Emily Shumchenia, and Carolyn Light participated via Zoom from the beginning of the workshop, as did Planning Board alternate John Pennypacker. Town Council Liaison Sharon Davis joined later in the workshop. Member Keith Lindelow and Conservation Commission Liaison Deb O’Leary did not attend.

**DISCUSSION:**

**Forestation Policy and Agreements for the Community, as requested by Planning Board member Carolyn Light.**

Mr. DiOrio explained that he wanted to begin the meeting with a few “quick acknowledgments” before the Board began their discussion. He started by introducing the new Planning Board Solicitor, Margaret “Maggie” Hogan. He said that he was going to introduce Ms. Hogan at the regular meeting as well, but he wanted “to make that introduction” on behalf of “those attending the workshop”. Ms. Hogan greeted Mr. DiOrio and the rest of the Planning Board. She continued.

Ms. Hogan: “I’m delighted to be here, and I look forward to working with you.”

Mr. DiOrio thanked Ms. Hogan before welcoming John Pennypacker, the new Planning Board Alternate. Mr. Pennypacker said that he was “glad to be back.” In the past, Mr. Pennypacker had served as the Conservation Commission Liaison.

Mr. DiOrio asked that, “before [the Board] buckle[d] down to the, uh, task at hand”, he was “going to take some liberties here as the Chair.” He continued.

Mr. DiOrio: “I believe this is our third workshop. Uh, I’m not going to ask for your comments at the outset of the meeting, but I am going to return to this topic as we conclude. So, in my capacity as Chair, when a Planning Board member brings me a, an idea, topic that they would like to explore, I am delighted to allow them the greatest latitude possible. That said, it was not my intention to engage in workshops every month. I feel that, uh, we impose on our volunteers more than enough. An extra hour every month is beginning to – I’m beginning to question its validity. So – and, and, I might add, we have now morphed -”

Here, an echo could be heard from Ms. Light’s mic. Ms. Jalette explained to Ms. Light that “that happens who you have both your phone and your computer on at the same time”. She asked Ms. Light to “maybe turn, uh, the sound off on [her] computer” to eliminate the feedback. Ms. Light reported that she did that. Mr. DiOrio joked that it was a “great effect” and that he “liked it”, and then continued his remarks.

Mr. DiOrio: “Anyway – added to the fact that we have now morphed from the topic of reforestation – let me put that in quotes – to the massive topic of Conservation Development, and, the question that I’m going to pose to the Planning Board members at the end of the workshop is: What have we accomplished in the past three months, and where are we going with this? So, dwell on that for the next hour, while we engage in the discussion of, what I believe was Jim [Lamphere]’s task, to introduce us to Conservation Development.”

Mr. Lamphere began.

Mr. Lamphere: “As a way of introducing the, uh, notion of Conservation Development to you all, I thought that we should probably pick up where we left off, back in 2006, um, where we had a consultant, Mr. Tony Lachowicz, come in here, along with Randall Arendt, and they, they worked for a number of, uh, towns in Washington County – Charlestown being one of them, Hopkinton, um, and they, uh, they proposed a number of amendments to local regulations – amendments to the Comprehensive Plan, amendments to the Zoning Ordinance, and amendments to the [Land Development and] Subdivision Regulations, in order to effectuate the practice of Conservation Development. I brought this topic up because I thought that, probably, the best way, or one of the first steps we could take towards preserving our forest land is not to lose the forest land in the first place. And, so I, I was familiar with this, uh, topic a number of years ago, and I felt that it was a good way to do subdivisions - working with the land, preserving the important, natural features on the property, and, um, I did one in Charlestown when I was over there, off Shannock Road, that really came out well, and, um, you know, I didn’t know if the Planning Board would be interested in, uh, in doing something like this. Possibly, we have the players in place now that would be receptive to this, that weren’t in place back in 2006. So, it, it’s a good concept to do. Really, uh, we only – we only really contemplated it for residential subdivisions. Probably could be adapted to do any, any type of development. It’s just common sense, that you want to preserve the natural features that are on the property. Um, so, I – again, I really didn’t know that the general thrust of what Carolyn [Light] was proposing here, so I brought this up as maybe one tool

in our toolbox, towards, towards her ultimate goals. But, again, as Mr. Chairman, uh, just mentioned that – as you can see, with all of those amendments to those various, uh, documents, you have to go through the Town Council. It's a, it's a lengthy process. It's an educational process, to all those people who are gonna be involved in it. It, it's, uh, it's a major effort, so, uh, if, if you don't want to go through that, or if the time isn't right, or if we have more important things on our plate right now – I know I do, to be honest with you – I'm almost sorry I brought it up, because, quite frankly, with this solar stuff, I have, I have everything I can handle right now, um, very important topics that are, that are very important to the Town of Hopkinton – the issue with the landfill, and the solar that we're trying to put on there. Those are things that are really gonna, uh, impact the bottom line of Hopkinton to a great degree, and I think that's where I need to continue to apply my efforts. I've been working on those things for at least two years now, and working with DEM [Department of Environmental Management], working with Office of Energy Resources, and we, we're really on the cusp of getting something significant done for the Town, so, I'm a little hesitant to start jumping around, from this to that, this to that, and never really accomplishing anything, so, that's, that's kind of my approach, but, um, again, if I, I probably think that we could do Conservation Development to the extent that we can, within our existing Subdivision Regulations. Just read them – read the Regulations. See what, uh, options the Planning Board has at its disposal to work with the land, and see if you can get the, uh, developers to, uh, go along with it. So, there's different approaches we can take. Again, I know we're ambitious, we're aggressive, but a lot of this stuff – they're, they're major efforts, as you can see with the revised Solar Ordinance, going through the Council now. It's, it's meeting after meeting after meeting, iteration after iteration. It takes a lot of work, so, I, I just don't know - you have to – the way I look at this business that I'm in is, first of all, you have to assess your capacity, assess your resources, prioritize your work schedule, and tackle those things that are most important. You can't do everything. If you attempt to do everything, you're gonna fail at everything. You're not gonna do anything. And so, I would rather, myself personally, I would rather have, at the of the day, at the end of a one-year period, at the end of a two-year period, I would rather have a set of things that we can actually say that we started, and completed, that really meant something, that was really significant to the Town. So – but, I'll leave it to the Planning Board. I'm only an employee here. I have, I have bosses in the, in the form of a Manager, you folks on the Planning Board are my bosses. I'll go along with whatever path you want to do. I'm here to assist you, and help you, in any way we can, Talia [Jalette] and I, and, and that's the way we're going to take it. So, it's your show, not our show.”

Mr. DiOrio thanked Mr. Lamphere for his comments. He then spoke.

Mr. DiOrio: “So, this takes us to, at least in my feeble recollection, exactly where we left off last time around, which was: perhaps there are components of the Conservation Development concept, that we could readily incorporate into our existing Subdivision Regulations, without, uh, revisiting this topic as a whole, because, as Jim [Lamphere] has pointed out, and I was a, uh, I was a, uh - how shall I say – a casualty of that last effort. Uh, it's a massive undertaking, and if we can abbreviate it, and accomplish – I don't want to say the same thing, but damn close to the same thing – by merely, uh, some

modifications to our Sub[division] Reg[ulation]s, which is a process in itself, uh, I'm thinking that might be the way to go. So, I'll open it up to, uh, other Planning Board members. Please chime in."

Ms. Shumchenia spoke next. She thanked Mr. Lamphere and Mr. DiOrio for that "setup and context" for the discussion. She continued.

Ms. Shumchenia: "I tend to this, uh, Al [DiOrio] that I agree with how you're framing this, that, um, you know, in reading the stuff that Jim [Lamphere] provided, the materials about Conservation Design, it made me go back to the existing Subdivision Regulations, and look really carefully at what is already there, and I, in my own notes – just went through and found several locations in the existing Subdivision Regulations where we might find opportunities to just strengthen some language, or even just, as a Board, more cognizantly rely on those sections of the Subdivision Regulations. I agree that there's probably elements of this, uh, these proposed changes, uh, that Jim [Lamphere] shared, related to Conservation Design, that could also be incorporated, in sort of a light fashion, as you kind of described it, um, and I'd be really interested in pursuing that direction, rather than undertaking a full, um, you know, rewrite of many of these sections of the Comprehensive Plan, the Subdivision Regulations, and the Zoning Ordinance, as was clearly, um, explored in the 2006 timeframe, because that did look like an extensive effort, and one that was assisted by consultants, as you said, and so, um, if we were to do anything like that again, it would, it would seem that we would need assistance from experts, and I'm not sure what the Town's resources are right now, to be able to do that, so, that was, that was one of my questions: if we wanted to go down that route, it's clearly not something that we, as members, can take on on our own, so, I want to highlight that, but I do think that we have several avenues, in the existing Subdivision Regulations with, perhaps, the assistance of, um, the Solicitor, or even some limited assistance from professionals, from consultants, who do this sort of thing. We can strengthen those existing regulations. Um, one last comment: it occurred to me that, uh, while we don't currently have anything incentivizing Conservation Design in our Subdivision Regu-, Regulations, one of the projects we're hearing right now, uh, opted for a configuration that is very much in line with some of these Conservation Design principles that are described extensively in this, in the documentation that Jim [Lamphere] shared, um, and so, that applicant elected to come to us with that, but the community, um, in, you know, hearing this discussion that we've been having about that project over the last year, uh, the community apparently support, you know, we haven't heard any negative comments from abutters, or from other residents in Town about that approach being taken, and, in fact, we've gotten encouragement, because it did, it, it did conserve, um, as part of their plan, a huge amount of open space, uh, and a cultural feature that folks in Town have found, or, have always found, significant, um, and even, you know, potentially indigenous residents found significant. So, that project has, has gone forward with little push back, and so, I think if we can incentivize, in some way, applicants to consider that approach, there may be many instances where it's also in the applicant's best interest to take that approach, as they have with this project, um, that we've been considering recently. So, those are my thoughts, for now. Thanks."

Mr. DiOrio thanked Ms. Shumchenia for her comments, and asked other Board members to weigh in. Ms. Jalette asked if “Ron [Prellwitz] or John [Pennypacker] or Carolyn [Light]” had any comments. Mr. Pennypacker spoke next. He reported that he had “not read the minutes from these workshops”, so he did not “know exactly where” the Board stood. He said that the “only document” that he had found was the “forestation agreement that’s been marked up”, but that he was “listening” to the discussion. Ms. Jalette asked Ms. Light if she had “anything to add.” There were some difficulties with her mic, so Ms. Jalette made a recommendation that she “log out of Zoom via [her] computer, and just predominantly try to use [her] phone.” Ms. Light said, “You got it.” She said that she was having trouble with her laptop microphone, and that she usually ended up “reverting back” to using her phone instead of her computer. Ms. Jalette said that she just wanted to make it easier for Ms. Light. Ms. Light then began her comments.

Ms. Light: “I, I want to open up by saying that I appreciate, uh, everything that Jim Lamphere’s said. We do have a lot on our plate, and we don’t want to spin our wheels from meeting to meeting, without accomplishing anything. We need to move it forward. It’s, it’s a concern that I have as well. Um, I, I’ll reference a, a document, that I e-mailed to you guys tonight. Um, this is, uh, for all intents and purposes, the language that I’m proposing, uh, be reviewed, modified, tweaked. I’m not a lawyer or a technical writer for these types of things, but it’s, it’s the document, and the language, that I would be proposing for a forestation agreement, um, to be inserted somewhere underneath our Subdivision, and it might be too extensive, um, some of it might be – not be relevant, but, um, I laid it out because this is where we want to be. Um, you know, referring back to Al [DiOrio]’s comments earlier, if we don’t start putting the technical part together, then we shouldn’t be doing this. So, um, that document will be available for everybody to review, and, uh, when it comes to the Conservation Development that Jim [Lamphere] was talking about, when I was going through the information that was provided to us, I was really excited. Um, this forestation concern that I have, uh, does go hand in hand with the Conservation, um, proposed, the Conservation Design elements that were presented to us, and I would like to see us take action, and pull elements from both of them in there.”

At this interval, a phone went off briefly, and interrupted Ms. Light’s comments. She then continued.

Ms. Light: “The document that I sent talks about things like forest stand delineation, um, so, incorporating that process into a Conservation Design, uh, would be very helpful, and that the forest stand delineation is a narrative, a map, uh, that tells us about what the green stuff is that’s on the land that is being proposed for development. So, it’s helpful, uh, I guess – what I’m seeing after I, I read the work that Jim [Lamphere] presented to us, inserting some of the language that I proposed in, um, this, uh, document that I sent you, incorporating some of that into the Conservation Development, and, inserting them into a subdivision, um, area, would, would work. You know, I’m, I’m, I’m passionate about the forestation, the deforestation that’s going on in the community. I know the Town Council, uh, and the Planning Board is working towards preventing as much as that, of that, as we possibly can. The reckless destruction is what we’re trying to avoid. Um, I think the, uh, Conservation Design, incorporated with a conscious forestation program,

can work for us, and it doesn't need to be complicated, and, I, uh, I raise my hand – I don't want to waste our time either. Um, and, I, uh, also want to say – I was, I was hoping we were gonna have Scott Millar on board tonight, because I'm really excited to get his perspective on what direction would be best for us to go in, and, I, I don't know if he's gonna be able to join us, but, uh, um, I don't know. I will be quiet, and let somebody else speak now.”

Mr. DiOrio thanked Ms. Light for her comments, and said that he wanted to “touch base on that Scott Millar issue.”

Mr. DiOrio: “Do you speak with him, directly?”

Ms. Light: “No, I didn't. No, I didn't.

Mr. DiOrio: “Great. So -”

Ms. Light: “Uh, I thought you had touched base with him, at the last meeting.”

Mr. DiOrio: “Yes, I did. After the last meeting, I did reach out to him.”

Ms. Light: “Yeah.”

Mr. DiOrio: “He and I had an opportunity to chat, and -”

Ms. Light: “Mhm.”

Mr. DiOrio: “His direction was to touch base with the Town Planner in Charlestown, um, which I did. I reached out to Jane [Weidman]. Uh, I am still waiting for a call back. Uh, I realize everybody's busy, uh, and I know that Charlestown is in the throes of this very same topic, Conservation Design. They have, uh, working with some consultant. The name escapes me. Uh, anyway, that was the direction from Scott [Millar], so, I didn't get anything of substance from him. He just pointed me in a different direction.”

Ms. Light: “Yeah, and that sounds like a great direction to go in as well. Um, I don't, I don't know, um, without having provided you guys with this instrument, uh, that I, I e-mail out earlier, I don't know that I can offer any new insights to what we're trying to accomplish here tonight.”

Mr. DiOrio: “Well, it sounds as if you have done that. Uh, as I understand it, and I only saw your e-mail come in some twenty minutes before the meeting, uh -”

Ms. Light: “Right.”

Mr. DiOrio: “Pretty quickly, because I was walking in the door here.”

Ms. Light: “Yeah.”

Mr. DiOrio: “Uh, I understand that there's a, uh, document, that you're proposing as a near-finished product?”

Ms. Light: “Mhm. Yeah.”

Mr. DiOrio: “Okay.”

Ms. Light: “Um, it consists, it consists of general requirements, um, and an outline of what's required by the – what would be required by the Planning Board, for forest stand delineation. Um, we cover Preliminary Forest Conservation Plan, um, you know, that would need to be presented in a timely manner, um, before Master Plan. Um, it prioritizes our efforts, as far as, uh, the way we view a project. Um, Final Forest Conservation Plan, uh, the requirements that are there, uh, we talk about the responsibilities of keeping the Forestation Plan alive, um, the maintenance, the, you know, the, the, uh, planting season, per se. For us, you know, it's gotta be something that's started after March and, and, um, monitored for a couple of years after that. Um, it talks about giving developers the

opportunity to explain why they have to clear-cut particular areas on their proposed development, and it, uh, holds them responsible for payment in lieu of, uh, leaving, uh, forests, um, standing, as they are, um, into a forest trust fund or something to that effect. Uh, it's, it's where we'd like to be. It talks about reforestation, afforestation, um, uh, the limits, the lot coverage, uh, all, all of these things that we're taking about. You know, at one point, we were talking about, uh, you know, tree diameters – this goes into all of the language that we would want, if we were to insert something like this into a subdivision portion of our Reg[ulation]s, and, um, it's, it's covered a lot of area. My brain hurts.”

Mr. DiOrio replied that it sounded like the Board had “a document ready to review.” He said that that was “a tremendous step forward”, and that he “appreciate[d] that.” Ms. Light replied that they did, and that it was “thorough, and it's not something that you just want to take a broad brush at.” She continued.

Ms. Light: “It, it's the deeper dive that you would hope for, and I, I'll tell you, I don't feel awfully comfortable about coordinating this, because it's not in my wheelhouse, you know, the kind of technical writing that I do is, is different, and, because I'm not familiar with the Regulations the way I sh-, I could or should be, and I'm not too familiar with, you know, how DEM [Department of Environmental Management] addresses forestation and whatnot, I – that's what makes me a little bit wobbly on my feet, and I'm, I would trust that we would be able to get some super guidance from a professional, that could speak to these things, because we, we certainly are not the experts.”

Mr. DiOrio replied that that was “excellent”. Mr. Prellwitz asked Ms. Light if she could send him the e-mail, as he did not “have it yet”. Ms. Light answered that she had “forwarded it” to Ms. Jalette, but that she could “forward it to the other Planning Board members now”. She said that it had not been forwarded to the rest of the Board earlier because she “like[s] to write something, and edit it, and go back periodically”, and that it had “dawned on [her] that [she] was wasting [the Board's] time by not putting it forward”. She said that she “would appreciate the edits coming from the team.” Mr. Prellwitz said that he “understood.” Ms. Light then said that if she got a “thumbs up” from Mr. DiOrio and Mr. Lamphere, she “would be more than happy to forward that along.” Mr. Prellwitz thanked Ms. Light, and began to speak, but Mr. DiOrio also began to speak. Mr. Prellwitz deferred to Mr. DiOrio, and Mr. DiOrio explained that he just wanted to communicate to Ms. Light that she could “go ahead and send it to the parties”, though it sounded “like everyone's going to have a better part of another month to review it.” Ms. Light responded that she could wait. Mr. Prellwitz then spoke.

Mr. Prellwitz: “Okay. I was holding this kind of to the end, uh, because of the statement you made in the beginning. I agree one hundred percent – every month, we're putting in an hour to do these things, and – not a large potion, but a portion of that is ‘Previously On’ kind of thing. I would almost think that it would be to our advantage to collect all the information we collect, we can collect, from DEM [Department of Environmental Management], uh, from foresters or whatever, and go over it, along with Carolyn [Light]'s proposal, get together and have a regular workshop, for days it's not our regular meeting, so we can actually get all of it done, hopefully, in that one, or a major portion of

it done in one. You know, one hour at a time, once a month – I don't think we can devote the time that is needed to digest all of this information and make reasonable comments and decisions on it, but, that's just my opinion."

Ms. Light replied that that was her "opinion, too." Mr. DiOrio asked Mr. Prellwitz to "elaborate a little bit" on what he meant when he spoke about a "real workshop". Mr. Prellwitz replied that he meant "something that's scheduled as a workshop, and it's allotted two, three hours, possibly, you know, instead of just one hour a month", where the Board would have to "pick up and refresh" their memories on what had been discussed previously. He said that he thought that the Board could "get a lot of work done in a three-hour session, say, a different night during the month, or, or a different Wednesday during the month, or whatever seems to work for everybody." Mr. DiOrio responded.

Mr. DiOrio: "Okay. I'm, I'm with your idea, uh, I just want to make sure we don't end up going from an hour a month to three hours every month. Uh, that's moving in a direction that I'm not prepared to endorse. So, if your idea is one felled swoop, and I don't know how practical that is, but, if that's your idea, I mean, I can get behind it, but, that – I think it's a big lift, because, if in one session, you're proposing that we both collect, assimilate, and redraft, if you will, all this information into a living document, I think that's a lot to ask."

Mr. DiOrio then asked Mr. Prellwitz if he was "misinterpreting [his] idea." Mr. Prellwitz replied that Mr. DiOrio was not. He said that he was "thinking back, of the workshops that" had been had, "mostly at Chariho Middle School", and how "there was a specific meeting just for that amount of work that needed to be done". He said that there was "a lot accomplished during those." Mr. DiOrio replied that he "concur[red] with [Mr. Prellwitz] completely", but, if he was "thinking about the same workshops that [Mr. Prellwitz]" had been referring to, he said "that there had been a lot of preparation done in advance", before they had "arrived at those workshops." He continued.

Mr. DiOrio: "So, we weren't, like, trying to chisel the wheel that evening. Probably, the Planning staff had done a significant amount of work that was placed in front of us, and all we have to do was brush up a few details. I think there's a big difference between a and b."

Mr. Prellwitz: "Well, there, there is, but it's not that great a difference, I don't think, and we'd have to knuckle down, and do a little bit of research, and contact these other people and get things on Board."

Here, someone's phone made a brief noise. Mr. Prellwitz then continued.

Mr. Prellwitz: "Uh, you know, it won't be easy. These things are never easy, but, you know, if we can find a way to get it done, let's, let's get it done, and I don't mean - what I'm saying, I mean the whole proposal, the whole idea."

Mr. DiOrio replied that he understood, and then asked if anyone else wanted to “weigh in on this”. Ms. Light replied that she had forwarded “the draft by e-mail” to the rest of the Board. Ms. Light then said that she had a question.

Ms. Light: “You know, Jim [Lamphere] – one of the questions that I have is I – you had mentioned, I believe you said it was South Kingston, um, that there was a Conservation Development, the, uh, developer was, uh, proactive, wanted to work with you on it, and, I, I would like to actually, uh, take a drive through there, so, is there a name of the development, or a street that you recall?”

Mr. Lamphere: “I recall, I believe it was called Shannock Hills, and it’s off of Shannock Road, going south from Route 2 – and it’s not the first road on the right. It might be either the second or the third road, on the right hand side, going, going towards, um, The Rathskeller, if you will, okay, and it’s -”

Ms. Light: “Okay.”

Mr. Lamphere: “It’s a subdivision that was done by Conservation Development. It’s in the Town of Charlestown, and, uh, it was done by, um, Commonwealth Engineers, and, uh, they’re, they’re very expensive homes that are there, and it’s a cul-de-sac at the end, and the center of the cul-de-sac is all planted. Last time I went by there, it’s, uh, it’s a very high-end subdivision, and the developer was thrilled to be able to employ those principles to the extent that he could, and I think it turned out well for everybody, including the residents in the Town, and I think it was a win all the way around, but, uh, you know, the key to doing these things is getting to a developer, before they start putting their concept plan on paper. Once they bring -”

Ms. Light: “Mhm.”

Mr. Lamphere: “Once they, you know, sometimes, even, even before the Pre-Application meeting, because, sometimes, they even have their concept plan already roughed out at the Pre-Application. So, the nice thing about having all of these principles encoded in our Regulations is that our Regulations are out there, for people to take a look at, and, maybe before they design a subdivision, their designers will take a look at our Regulations, and see, ‘Ah! Hey! Here’s something that the Town likes.’ So, that’s why it’s important to really get something in our Regulations somewhere, um, so, so, I don’t know what - I mean, I, I looked up for Charlestown, as Al [DiOrio] suggested. I want to see what they were doing, and I come up with one of their agendas, and I guess, I think, if I recall, they, they had an agenda on one of their, um, workshops, where they were, uh, trying to select a consultant to work with. Now, maybe they’ve advanced to the point where they’ve actually chosen the consultant, because I was looking at past agendas, but, uh, but, again, sometimes that’s what you need. You need an outside consultant to come into a Town, and, and make a presentation. Sometimes, the, the staff that work in a Town, believe it or not, can’t say what a consultant can say. They can’t present things in a way, because, because staff gets tainted – especially if the notion is not very well received, okay? If a staff person mentions something that doesn’t go over too big, they become tainted with that forever, and they never shake it. A consultant? They come in, they do their job. If they get tomatoes thrown at ‘em, and, and run out the door? Fine. No, they don’t care. They’re off to the next job. But, um, that’s, that’s the way it goes. Now, South Kingstown, um, Carolyn [Light], they have, they actually put something on the books called ‘Flexible Design for Residential Projects’, and that was their attempt at putting

Conservation Development in their Regulations, so, we, I would suggest that we take a look at that, and see what they did. Um, but, you know, I'll tell you – I'm going to interject a little bit. Carolyn [Light], you did, you did the very important work, by putting your, your ideas down in this document. Now, I haven't read the document yet, but that's where all of this begins – with a concept, with your idea. You don't have to be a technical expert in drafting Subdivision Regulations. I'm gonna, I'm gonna suggest this: let me take a look at what you wrote. Talia [Jalette] and I will take a look at it. We'll review the concepts that you put forth, and we'll see if we can find a way to take those concepts, embed them, somehow, in our existing Subdivision Regulations, and then, as Al [DiOrio] was suggesting, we can do that leg work, such that when we come back with a three-hour workshop, or a dedicated workshop for this, we'll have something, you know, substantial as a starting point. So, that, that, that's my, that's my offer to you, Carolyn [Light] on that one."

Ms. Light replied that she "appreciate[d] that". She said that she "really [did] think that, with the Conservation Design, and the, um, theory behind the forest, um, protection plans" that she wanted the Board to "move forward with", that the Board could "accomplish a lot for the community." She continued.

Ms. Light: "Um, I think having a new Town Council on board, uh, and seeing these matters for the first time, um, would take any negative past connotations off the table. Uh, I, I, I think we're trying to do something that's gonna complement everything that we've been working towards, so, I, I appreciate everything that's going on here, and if anybody has any recommendations, uh, to give me, and as to how I might be able to support our efforts going forward, let me know. I'm really interested in us being able to be efficient and productive in a very positive way. I, I think our Town needs something positive and productive, instead of the, uh, the battles that we've had to endure for the last couple of years."

Mr. Lamphere: "I agree, Carolyn [Light], so let's let Talia [Jalette] and I take a look at what you've produced, which is really critical, and let's see, let's see what we can put together, and, um, we can, we can disseminate that to the Planning Board after we're done with it, and see what the Board thinks about it, and if you want to schedule a workshop to fine tune it, we could, we could certainly do that, but it was very important to do what you did, Carolyn [Light]. I appreciate your effort, because that's what it all begins. Every-, everything begins with a concept or an idea, so, which has to be refined and codified, so -"

Ms. Light: "Yeah."

Mr. Lamphere: "So, I mean, without, without your idea, we can't do anything, because I have ideas, Talia [Jalette] has ideas, Al [DiOrio] has ideas – we all have ideas that might not be, they might not be the Planning Board's ideas. So, we have to know from you, the Board, what your goals are, where you want to go. Once we get a firm handle on that, we can shape it, uh -"

Ms. Light: "Okay."

Mr. Lamphere: "To meet your expectation."

Ms. Light: "Okay, and I'll offer this up, too: while you're going through that, that process, and that stuff, if there's language in there that is not relevant, needs to be

tweaked, or whatever, I would take any recommendations and critiques you have to offer, also, you know, from the Board as well, um, but, in, in the meantime, you know, if, if there's a way to shorten this, from thirteen pages or, uh, if there's irrelevant information, or something else that you think needs to be included, let me know, and I'll do the best I can to, to support that, that inquiry, and those efforts, okay?"

Mr. Lamphere: "Okay, Carolyn [Light], and matter of fact, I might even go so far as to say, because you were the initial author of this, is, you know, once Talia [Jalette] and I get through with it, we'll give it to you first, and see if it meets your personal expectations, and then we'll give it -"

Ms. Light: "Okay."

Mr. Lamphere: "So, we'll, we'll work with you on this to, I mean – we all put too much effort and time into this right now, just to see it go by the wayside. So, let's, let's see what we can get out of this."

Ms. Light then jokingly asked that Mr. Lamphere to not review the document after he had a drink. Mr. DiOrio then asked to move "on to strategy" if there was not anything else that Ms. Light wanted to add. He said that he understood that Mr. Lamphere and Ms. Jalette were going to "take a look at [Ms. Light's] draft, and find a way to incorporate it into our Subdivision Regulations." He continued.

Mr. DiOrio: "Now, once that's done, they're going to run it by you first. Is the thinking that we're going to have another one-hour workshop next time around, or, do you think we're going to be – I'm going to direct this at Jim [Lamphere] – do you think we're going to be in a position where we might be at that stage that, I think Ron [Prellwitz] was alluding to, where, maybe, one coffee and donut session might bring it home? What do you think?"

Mr. Lamphere: "Um, we can, we can try to turn it around for the February meeting, and we can have one, you know, one more hour session first, just to see – it's kind of a quick turnaround, but -"

Mr. DiOrio: "I hadn't, I hadn't assigned, uh, a time frame -"

Mr. Lamphere: "Uh huh."

Mr. DiOrio: "I'm just really curious as to whether we're going to continue with the one-hour session. It could be in February, it could be in March, or, are we going to try and target one big housekeeping session to try and finalize."

Mr. Lamphere: "I, I think we need one more one-hour session, whenever that might be, even if it's in March, just to, just to look at the document, and see if it's worthy of having that three-hour session. So, I, I would say, I think we need a one-hour session followed, at some point, by a three-hour session, and then, and then we'll be done."

Mr. DiOrio asked Mr. Prellwitz what he thought of this course of action. Mr. Prellwitz responded that he thought that it was "an excellent idea." He continued.

Mr. Prellwitz: "You know, if we all kind of put in a little bit of elbow grease as they say, in between now and then, look at Carolyn [Light]'s document, look at the e-mail that she just sent to us, look up stuff online, you know, some of the other places – the DEM [Department of Environmental Management] and conservation commissions, make some

notes in our next hour session, and like, like Jim [Lamphere] said, whether it's February, March, or whenever, and come up with a plan amongst ourselves, and then have our session, and see where it goes. That'd be an excellent idea. You know, there's something that's very valuable. We definitely need this in our Town. There's a few things that I don't want to say 'slipped through the cracks', because these developers followed the rules that were in place – the burden of proof has to come on the Planning Board and the Town Council. They followed the plan, they followed what they were supposed to do, but it just wasn't enough. So, this is our chance, our opportunity, to hold their feet to the fire, so to speak – get them to do the things that we wanted to do. I don't want to use the term 'to do the right thing', because if it's agreed upon, it's already the right thing, no matter what, but, you know, we definitely need this. Carolyn [Light] has done a fantastic job with what she's already done. Let's all just get together and fine tune it.”

Ms. Light thanked Mr. Prellwitz. Mr. DiOrio said that he had “two other thoughts” to add.

Mr. DiOrio: “I'd like to return to Emily [Shumchenia]'s idea about looking at Conservation Design components, and incorporating them into our Subdivision Reg[ulation]s. So, do you think that we might be able to do that as well, and I'm directing that at Emily [Shumchenia]. Uh, I, I don't mind taking some of that burden myself, but do you think we might be able to come up with a couple of ideas, so that we're not going backwards in time, and we're tackling that task at the same time. What do you think?”

Ms. Shumchenia: “Yeah, this is Emily [Shumchenia]. I think so. Um, I would – I'm glad we're going down the route of, you know, taking some more time to look at documents and things, because I, in order to be most productive, and probably make some more definitive suggestions, I'd like to spend some more time with the documents that Jim [Lamphere] shared, um, and go back and look at the existing Subdivision Regulations, and look for specific places where we could fold some elements in, um, and actually make some, some more productive suggestions, besides just the conceptual, what I've just already said, so, I'd be happy to, to take a look at that, and I think that's a good route to go.”

Mr. DiOrio: “Okay, great, and then the second item, um, we need to stand back, and look at the larger picture here. So, all of this discussion that we've been having, this work that we've been doing – this has all been, uh, you know, let me call it, uh, internal discussion, uh, not, not a lot in the way of, uh, you know, garnering public comment. We haven't had any of the stakeholders, uh, comment on these ideas, so that's still a task in front of us. So, once we solidify our own thinking, let's keep in mind that there is still the step of public hearings, uh, with a much broader audience, incorporating those comments and concerns into the document, and then, uh, bringing this to the, uh, you know, the stage where we're actually modifying our Subdivision Regulations, which, again, is the subject of another public hearing. So, again, there's a, there's a, there's a long stretch ahead of us, even after we get to the point where we have come to some agreement on what we're actually trying to accomplish – and those are my parting thoughts.”

Ms. Light had another comment.

Ms. Light: “Another comment I would make about the, um, information that Jim [Lamphere] provided us is that you can read how extensive the work and the effort actually was, and to bring it as far as they did, um, is only complementary to what I was looking at, and I, I’m thinking that, uh, maybe it’s a short putt for us, um, because so much of the work is laid out in that. So, um, I’m, I’m hopeful that we’ll be able to bring this together, hopefully in this new 2021, and, by the way, Happy New Year’s, everybody!”

Mr. Prellwitz thanked Ms. Light, and returned the well wishes. Mr. DiOrio then asked if the Board had “any other thoughts with regards to the workshop information”. After he did not hear any other comments, Mr. DiOrio suggested that they conclude their workshop.

**MR. PRELLWITZ MADE A MOTION TO ADJOURN THE WORKSHOP. IT WAS SECONDED BY MS. SHUMCHENIA.**

**IN FAVOR: DIORIO, PRELLWITZ, LIGHT, SHUMCHENIA**

**ABSTAIN: NONE**

**OPPOSED: NONE**

**4-0, MOTION PASSED.**

**THE MEETING WAS ADJOURNED AT 6:48 P.M.**

By: Talia Jalette, Senior Planning Clerk, Hopkinton, RI, 1-26-21