

ZONING BOARD OF REVIEW MEETING – February 17, 2022

BUSINESS AGENDA

1 Town House Road, Hopkinton, RI 02833

**NOTICE  
MEETING BEING HELD REMOTELY**

Understanding the people have a vested interest in the operation of their government, the Hopkinton Zoning Board of Review intends to include the public on February 17, 2022. However, due to the COVID-19 virus, the Board wants to be sure that everyone will do so safely from their own homes. Therefore, this meeting will be held remotely using Zoom.

To get the most out of the remote meeting technology, participants are urged to join by computer when possible. The functions for indicating you wish to speak and muting/un-muting yourself are made easier when using a computer.

To attend the meeting, please call in by **7:00 PM**. **Note:** Participants will not be able to connect before the host begins the session, and anyone trying to connect who are unable to do so should try again after 7:00 PM.

**To join meeting by computer:** Please click the link below:

<https://us02web.zoom.us/j/85792259318?pwd=d2srSDNzdk9JUFROcXhEQ1VJc1dCdz09>

Passcode: 757757

Or One tap mobile:

US: +13126266799,,85792259318# or +16465588656,,85792259318#

**To join meeting by phone:**

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)

Webinar ID: 857 9225 9318

Passcode (if needed): 000073

**Citizens wishing to speak during public forum:**

Any participants wishing to speak during the public forum should indicate so as early as possible. The Zoom meeting has a ‘Raise your hand’ indicator that you enable to let the host know you wish to speak.

To ‘Raise your hand in Zoom:

**By Computer:**

Click “raise hand” from the Zoom menu bar and wait for the meeting host to ask you to unmute. Once asked to unmute, press “unmute” to unmute and speak

**By Phone:**

Dial \*9 to “raise your hand” and wait for the meeting host to ask you to unmute. Once asked to unmute, dial \*6 to unmute and speak.

**Please remember when making a public comment to state your name and address before speaking.**

Please note: Because of ever-changing regulations due to the COVID-19 virus, this meeting may be cancelled. Please check the Town of Hopkinton website [www.hopkintonri.org](http://www.hopkintonri.org) for updates on these meetings and other important Town or COVID-19 information.

**Please remember when making comments to state your name before speaking.**

7:00 P.M. Call to Order – Introduction - Moment of silent meditation and salute to the Flag.

Members present.

Members sitting as Board.

Petition I – Hearing

Special Use Permit to allow a pharmacy to serve the Wood River Health clinic and its patrons. Petition is filed by Genoa Healthcare Pharmacy, with mailing address of 400 Perry Highway, Building 1, Suite 101, Pittsburgh, PA 15229, for property owned by Wood River Health Services located at 823 Main Street, Hope Valley, RI 02832, identified as AP 14 Lot 47A, an RS Zone, and filed in accordance with Sections 8C and 10 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Applicant or representative present.

Filing fees paid and notice posted.

Discussion.

Decision.

Petition II – Determine completeness of application/consider waivers – Hearing (cont.)

A Petition for a Dimensional Variance to allow three 40 foot storage containers and one 40 foot box trailer stored on site from October to May of each year. Petition filed by Bruce Bryant with mailing address of 93 Arcadia Rd, Hope Valley RI 02832, for property owned by Bruce Bryant located at 1127 Main Street, Hope Valley RI 02832, and identified as AP 28 Lot 142, 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.

Petition III – Determine completeness of application/consider waivers – Hearing (cont.)

Special Use Permit to allow three 40 foot storage containers and one 40 foot box trailer stored on site from October to May of each year. Petition filed by Bruce Bryant, with mailing address of 93 Arcadia Rd, Hope Valley, RI 02832, for property owned by Bruce Bryant located at 1127 Main Street, Hope Valley, RI 02832 identified as AP 28, Lot 142 an RFR-80 Zone and filed in accordance with Sections 8C and 10 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Applicant or representative present.

Filing fees paid and notice posted.

Discussion.

Decision.

Petition IV – Determine completeness of application/consider waivers (cont.)

A Petition for a Dimensional Variance to allow a reduction in lot frontage. Petition filed by Nick Mandes on behalf of Clarks Falls, LLC with mailing address of 15 Clarks Falls Rd, North Stonington, CT 06359, for property owned by Clarks Falls, LLC located at 0 Tanner Lane, Ashaway, RI 02804, and identified as AP 5 Lot 57E, an R-1 Zone and filed in accordance with Section 9 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Petition V – Determine completeness of application/consider waivers (cont.)

A Petition for a Special Use Permit to allow for a single family residence. Petition filed by Nick Mandes on behalf of Clarks Falls, LLC with mailing address of 15 Clarks Falls Rd, North Stonington, CT 06359, for property owned by Clarks Falls, LLC located at 0 Tanner Lane, Ashaway RI 02804, and identified as AP 5 Lot 57E, an R-1 Zone and filed in accordance with Sections 8C and 10 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Applicant or representative present.

Filing fees paid and notice posted.

Discussion.

Decision.

Consider the Minutes of the January 20, 2022 Zoning Board of Review meeting.

To conduct any other business that may legally come before said meeting.

Adjourn.

If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation by any person, please contact the Town Clerk's Office at 377-7777 (V) or 377-7773 (TDD) at least two (2) business days prior to the meeting.

Posting Details: Town Hall, Hopkinton Police Department, US Post Office – Hopkinton, RI, Hopkinton Website, Secretary of State Website

Posted: February 11, 2022