

# HOPKINTON PLANNING BOARD HYBRID MEETING

## NOTICE OF REGULAR MEETING

**JULY 6, 2022  
7:00 P.M.**

### HYBRID MEETING

Understanding that the people have a vested interest in the operation of their government, the Hopkinton Planning Board intends to include the public on July 6, 2022. However, due to the COVID-19 virus, the Board wants to be sure that everyone can do so safely from their homes. **Therefore, this hybrid meeting will be held in-person and remotely using Zoom.**

To get the most out of the remote meeting technology, participants are encouraged to join by computer when possible. Joining by computer allows you to see the Planning Board members and applicants on-screen and makes it easier to use the functions for indicating that you wish to speak and muting/unmuting yourself.

**To attend this meeting remotely, please connect by 7:00 p.m. Participants will not be able to connect before the host begins the session, and anyone trying to connect who is unable to do so should try again after 7:00 p.m.**

#### **REMOTE MEETING ACCESS:**

**Link:** <https://us02web.zoom.us/j/85885236344?pwd=IKdAbzG50J9lRhG6t0FrSaMbdKzT9p.1>

Webinar ID: 858 8523 6344

Webinar Passcode: 222611

#### **To join by telephone:**

Phone Number: 1-312-626-6799

#### **Citizens wishing to speak:**

Any participant wishing to speak should indicate so as early as possible. The meeting has a “raise your hand” indicator that you enable to let the host know that you wish to speak. **Please remember to state your name and address before speaking.**

#### **For computer participation:**

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.

#### **For phone participation:**

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

**Please note: Because of the 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 information.**

Ronald Prellwitz, Chairman  
Hopkinton Planning Board

**PLEASE NOTE: Document related to the following agenda items can be viewed on the Town website. To access documents:**

- 1) **Go to the homepage of the municipal website ([www.hopkintonri.org](http://www.hopkintonri.org)).**
- 2) **Hover your mouse over “Meetings”, then select “Agendas and Minutes for 2022 and 2021”.**
- 3) **Scroll down to “Planning Board Meeting – July 6 – 2022 – 7:00 p.m. – Hybrid”, and select “Documents Associated with this Meeting.”**

**Questions? Call the Planning Department at (401) 377-7770, M-F, 8:30 a.m. – 4:30 p.m.**

**MOMENT OF SILENT MEDITATION AND A SALUTE TO THE FLAG:**

**CALL TO ORDER:** 7:00 p.m.

**ROLL CALL:**

**PRE-ROLL FOR AUGUST 3, 2022 PLANNING BOARD MEETING:**

**APPROVAL OF MINUTES:** June 1, 2022 Regular Meeting Minutes, June 8, 2022 Special Meeting Minutes

**ADVISORY OPINION:**

Advisory Opinion to the Town Council – Amendments to the Zoning Ordinance District Use Table – Appendix A “Zoning”, Chapter 134, Section 5 (filed on April 14, 2022). The proposed amendments would establish and include subcategory 9, “Medical and Recreational Marijuana and Related Uses.” Six Use Codes are proposed – Compassion Center (Proposed Use Code 900), Hybrid Cannabis Retailer (Medical and Recreational) (Proposed Use Code 901), Retailer (Recreational Only) (Proposed Use Code 902), Licensed Cultivator (Proposed Use Code 903), Independent Testing Lab (Proposed Use Code 904), and Cannabis Product Manufacturer (Wholesale) (Proposed Use Code 905). Proposed and sponsored by Town Council President Steve Moffitt.

*The Planning Board will discuss, consider, and may vote upon an Advisory Opinion to the Town Council in relation to the proposed District Use Table amendments ahead of the Town Council’s July 18, 2022 Public Hearing.*

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Planning Board Recommendation to Town Planner – Amendment to an Approved Plan – Comprehensive Permit – Major Land Development – **Cardinal Lane Condominiums** – AP 14, Lot 46B34, 0 Cardinal Lane. South County Habitat for Humanity, Applicant.

*The Planner will seek a recommendation from the Planning Board on whether or not South County Habitat for Humanity’s proposal should be reviewed as a minor or major change to the approved plan.*

Development Plan Review – **Anderson Mixed Use** – Plat 15, Lots 4, 5, and 6A, 916 Main Street. Woodland Ridge, LLC., application.

*The Planning Board will discuss, consider, and possibly vote on this Development Plan Review application at this meeting.*

Master Plan – 7-Lot Major Subdivision/Land Development Project – **Preserve Business Park** – Plat 23, Lot 56A1, 50 Alton Bradford Road. S.M. Trombino Properties, LLC., applicant.

*The Planning Board will discuss, consider, and possibly vote on this Development Plan Review application at this meeting.*

**SOLICITOR’S REPORT:**

1. Review of recent Court case: *Freepoint Solar LLC v. Richmond Zoning Board of Review, et al.* No. 2020-207-M.P.
2. Stone Ridge at Hopkinton: The Zoning Board of Appeals unanimously upheld the Planning Board’s decision at their June 16, 2022 meeting.
3. Scheduling site walks for projects, as necessary.

**PLANNER’S REPORT:**

None.

**CORRESPONDENCE AND UPDATES:**

None.

**PUBLIC FORUM:**

**DATE OF NEXT REGULAR MEETING:** August 3, 2022

**ADJOURNMENT:** (No later than 10:30 p.m.)

New applications will not be heard after 10:15 p.m.

By: Talia Jalette, Town Planner, 6-27-22