

# HOPKINTON PLANNING BOARD HYBRID MEETING

## NOTICE OF REGULAR MEETING

SEPTEMBER 7, 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 September 7, 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:**

**Zoom Webinar ID: 871 9633 8632**

**Passcode: 455669**

**Link: <https://us02web.zoom.us/j/87196338632?pwd=Wlk3SDFQsXRxaic4cGROL1p4eIViUT09>**

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

Dial-In Telephone Number: **1-646-558-8656**

#### **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 – September 7 – 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 OCTOBER 5, 2022 PLANNING BOARD MEETING:**

**APPROVAL OF MINUTES:** August 3, 2022 Regular 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 August 15, 2022). The proposed amendment would establish Use Code 144, “Commercial Water Distribution Center”. Proposed by Thomas J. Byrnes, Jr., petitioner.

*The Planning Board will discuss, consider, and possibly vote upon an Advisory Opinion to the Town Council in relation to the proposed District Use Table amendment.*

Advisory Opinion to the Town Council – Amendments to the Zoning Ordinance District Use Table – Appendix A, “Zoning”, Chapter 134, Section 5 (filed on August 15, 2022). The proposed amendments would amend Hopkinton’s existing Accessory Family Dwelling Unit Ordinance. Proposed and sponsored by Town Council President Steve Moffitt.

*The Planning Board will discuss, consider, and possible vote upon an Advisory Opinion to the Town Council in relation to the proposed District Use Table amendment.*

**OLD BUSINESS:**

Continuance Request – Development Plan Review – **Hopkinton Industrial Park General Warehousing** – Plat 4, Lot 13B, 0 Wellstown Road. Hopkinton Industrial Park, LLC., applicant.

*The Planning Board will discuss, consider, and possibly vote on this continuance, requested by the applicant, to appear before the Board at their October 7, 2022 Regular Planning Board meeting.*

Master Plan – Public Informational Meeting - 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 the Master Plan at this meeting.*

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.*

Preliminary Plan – Public Hearing – **Brushy Brook** – 140-Unit Comprehensive Permit – Plat 32, Lots 1, 4, 6, 8, 10, 12, 14, 16, 17, 21, 23, 25, 27, 30, 32, 34, 36, 38, 40, 41, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 63, 65, 67, 68, 69, 70, and 71, located at 130 and 0 Dye Hill Road, 0 Brushy Brook Drive, 0 Wedge Road, 0 Green Lane. LR6-A Owner, LLC., and Realty Financial Partners, applicants.

*The Planning Board may discuss, consider, and possibly vote on this Preliminary Plan application at this meeting.*

**NEW BUSINESS:**

None.

**SOLICITOR’S REPORT:**

None.

**PLANNER’S REPORT:**

Administrative Subdivision – Brayman Administrative – Plat 18, Lots 1 and 1 B. Bruce Brayman and Brayman Builders, Inc., applicants.

**CORRESPONDENCE AND UPDATES:**

None.

**PUBLIC FORUM:**

**DATE OF THE NEXT REGULAR MEETING:** October 5, 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, 8/31/22