

## HOPKINTON PLANNING BOARD HYBRID MEETING

### NOTICE OF REGULAR MEETING

January 4, 2023  
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 January 4, 2023. 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/87602223737?pwd=aGx5MnpBWjZ2eTRGS0RWREVqOEgyUT09>**

**Webinar ID: 876 0222 3737**

**Passcode: 819489**

**Telephone: 1-305-224-1968**

#### **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) **Select “Agendas and Minutes 2023.”**
- 3) **Scroll down to “Planning Board Meeting – January 4, 2023”, then 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:**

**ROLL CALL:**

**PRE-ROLL FOR FEBRUARY 1, 2023 PLANNING BOARD MEETING:**

**APPROVAL OF MINUTES:** December 7, 2022 Regular Meeting Minutes

**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 hear the applicant’s request to continue this Development Plan Review application to the February 1, 2023 Planning Board 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:**

Administrative Request – Waiver – Administrative Subdivision – **Kenyon/Koseoglu Administrative Subdivision** – Plat 24, Lot 173, 37 West Street, and Plat 24, Lot 174A, 46 Laurel Street. Roger and Marilyn Kenyon, and Kadir and Ebru Koseoglu, applicants.

*The Applicants are requesting a waiver from Administrative Subdivision Item #15 – “Certification stamp by a Professional Land Surveyor and that all interior and perimeter lot lines and street lines of the land being subdivided have been designed to meet a minimum of a Class II Survey and to conform to Procedural and Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations as Prepared by the Rhode Island Society of Professional Land Surveyors, Inc., May 1992, as amended.” The Administrative Subdivision seeks to transfer approximately 7,000 sq. ft. of land from the Kenyon family to the Koseoglu family, to satisfy the final disposition of a Court consent judgement. The Planning Board will discuss, consider, and possibly vote on the waiver request at this meeting.*

Amendment to an Approved Development Plan Review Application – **Anderson Mixed Use** – Plat 15, Lots 4, 5, and 6A, 916 Main Street. Woodland Ridge, LLC., applicant.

*The Planning Board will discuss, consider, and possibly vote on Anderson Mixed Use’s amended site plan, which has been reconfigured to comport with one of the Planning Board’s original conditions of approval: “That the sawmill equipment shall be enclosed by a four-sided, insulated structure, and shall remain at least 300 feet from the next nearest structure on abutting properties.”*

**SOLICITOR’S REPORT:**

1. Reivity Energy v. Hopkinton Zoning Board of Review, C.A. No. WC-2020-0502 (November 28, 2022).

**PLANNER’S REPORT:**

None.

**CORRESPONDENCE AND UPDATES:**

1. Letter from Eric Bibler – Important Report from RI Energy on the Interconnection Status of Hopkinton Solar Projects – Dec. 8, 2022
2. Article sent by Solicitor Stephen Sypole – On the Agenda – Katherine Gregg and Patrick Anderson – Providence Journal – Dec. 14, 2022

**PUBLIC FORUM:**

**DATE OF THE NEXT REGULAR MEETING:** February 1, 2023

**ADJOURNMENT:**

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

By: Talia Jalette, Town Planner

Posted: 12/28/22