

# HOPKINTON PLANNING BOARD HYBRID MEETING

## NOTICE OF REGULAR MEETING

February 1, 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 February 1, 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:**

Date & Time	Feb 1, 2023 07:00 PM Eastern Time (US and Canada)
Webinar ID	889 2801 3909
Participant ID	268809
Passcode	909288

**Link: <https://us02web.zoom.us/j/88928013909?pwd=MUpEVIBBdkpUSCs1ZlhXNUtNcCt5Zz09>**

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) **Select “Agendas and Minutes 2023.”**
- 3) **Scroll down to “Planning Board Meeting – February 1, 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 MARCH 1, 2023 PLANNING BOARD MEETING:**

**APPROVAL OF MINUTES:** January 4, 2023 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 April 5, 2023 Planning Board meeting.*

Review of Crossman Engineering’s Development Plan Review Memorandum #3 – **Anderson Mixed Use** – Plat 15, Lots 4, 5, and 6A, 916 Main Street. Woodland Ridge, LLC., application.

*Per the request of the Hopkinton Planning Board, the Town’s peer reviewing engineer addressed the question “concerning the regulated wellhead protection area of the adjacent golf course’s non-community public well” that had been raised. In sum, the “Anderson Plan conforms to RIDEM and RIDOH setbacks to the non-community public well”, located at Plat 15, Lot 9 (33 Wheeler Lane). The*

*Town Planner, and/or the peering reviewing engineer, will briefly present the above referenced memorandum.*

Continuance Request - 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 will discuss, consider, and vote on the applicant’s provided extension request.*

## **NEW BUSINESS:**

Discussion, and Potential Action, in response to the Legislative “Solutions” proposed by the RI House of Representatives Land Use Commission – Housing Working Group in their November 10, 2022 publication

*The Planning Board will discuss the proposed legislative solutions, identified by the Housing Working Group in their 11/10/22 publication, within the context of the Town’s approved Comprehensive Plan. The discussion may include, but will not be limited to: references to articles provided to the Planning Department in relation to housing-related matters by Planning Board members and Town Solicitor Stephen Sypole; as well as communications produced by other municipal bodies in response to the Housing Working Group’s proposals. The Planning Board may discuss, and draft a response, at this meeting.*

Discussion, and Potential Action, in relation to a Proposed Comprehensive Plan 5-Year Update Report Workshop

*Hopkinton’s five-year informational report on the status of the Comprehensive Plan implementation must be submitted to the Division of Statewide Planning by March 30, 2023. While this report could be completed, unilaterally, by the Town Planner, she would prefer to query the Planning Board on whether or not they would be interested in hosting a public workshop in February or early March, so “Planning Board members, Town staff, and members of the public alike could give their opinions on the progress that the Town has made in implementing the approved Comprehensive Plan.” If the Board is amenable to having such a workshop, the Board may discuss, consider, and possibly vote on a date for said workshop.*

Pre-Application – Major Cluster Subdivision – **Pawcatuck Retreat** – Plat 23, Lot 59, 0 Alton Bradford Road. Ron Rudolph, applicant.

*The Planning Board will discuss and consider the applicant’s proposal, but no votes will be taken.*

## **SOLICITOR’S REPORT:**

None.

## **PLANNER’S REPORT:**

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.

**CORRESPONDENCE AND UPDATES:**

1. E-mail from Joe Moreau – Planning Board Meeting 1-4-23 – 1/6/23

**PUBLIC FORUM:**

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

**ADJOURNMENT:**

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

By: Talia Jalette, Town Planner

Posted: 1/25/23