

HOPKINTON PLANNING BOARD HYBRID MEETING

NOTICE OF REGULAR MEETING

March 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 March 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:

Planning Board Regular Meeting - March 1, 2023

Link: <https://us02web.zoom.us/j/88446162967?pwd=R1h4bm9RMUI4a3FpTXNaN2dIRWJxUT09>

Zoom Webinar ID: 884 4616 2967

Passcode: 096142

Dial-In Telephone Number: 1-646-931-3860

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 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).**
- 2) **Select “Agendas and Minutes 2023.”**
- 3) **Scroll down to “Planning Board Meeting – March 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 APRIL 5, 2023 PLANNING BOARD MEETING:

APPROVAL OF MINUTES: February 1, 2023 Regular Meeting Minutes

OLD BUSINESS:

Master Plan – Public Informational Meeting – Major Land Development Project – **Skunk Hill Road Solar** – Plat 18, Lots 8, 13, and 14, 0 Arcadia Road, 0 Lisa Lane, and 145 Skunk Hill Road. Skunk Hill Road Solar, LLC., applicant.

The Planning Board will discuss, consider, and possibly vote on the Master Plan at this meeting.

Objector Request – Master Plan – Public Informational Meeting – Major Land Development Project – **Atlantic Solar** – Plat 7, Lot 31, Plat 10, Lot 87, Plat 11, Lot 35, 0 Main Street. Atlantic Solar, LLC., applicant.

The Planning Board will hear the Objector’s request for summary dismissal, then discuss, consider, and possibly vote on the request.

Master Plan – Public Informational Meeting – Major Land Development Project – **Atlantic Solar** – Plat 7, Lot 31, Plat 10, Lot 87, Plat 11, Lot 35, 0 Main Street. Atlantic Solar, LLC., applicant.

The Planning Board will discuss, consider, and possibly vote on the Master Plan at this meeting.

NEW BUSINESS:

Preliminary Plan – 2-Lot Minor Subdivision – **Saretzki-Williams Minor** – AP 22, Lot 53, 3 Old Hopkinton Cemetery Road. Michael L. and Brenda J. Williams (Estate of Helen L. Saretzki), applicants.

The Planning Board will discuss, consider, and possibly vote on the Preliminary Plan at this meeting.

Administrative Request to Conditionally Combine Stages of Review – 6-Lot Cluster Subdivision – **S&L Family Properties – Fairview Residential Cluster** – AP 28, Lots 113 and 113B, 0 Fairview Avenue and 43 Fairview Avenue. David Johnston/Brushneck Cove Investments, LLC/S&L Family Properties, LLC, applicants.

The Applicants seek administrative direction and conditional approval to combine the master and preliminary stages of review, subject to the future issuance of a certificate of completeness by the Town Planner, pursuant to RI Gen Laws 45-23-39 (c) and Hopkinton Subdivision Regulations, Section 8.1.(4).

Pre-Application – **Ashaway Garden Cemetery NE** – AP 2, Lot 32, 201 Chase Hill Road. Muhammed Qandil, 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:

1. Planning Board comments on Housing Working Group 11/10/22 publication will be drafted and discussed by the Planning Board at the April meeting, prior to submission to the Town Council for their review and potential approval.
2. Comprehensive Plan 5-Year Update Workshop, set for March 15, 2023 at 7:00 p.m.
3. Please complete the Hazard Mitigation Plan Survey, which can be found on the Town website. It can be completed by residents, property owners, and local employees alike. If you have any questions about completing the survey, you are welcome to contact the Planning Department.

CORRESPONDENCE AND UPDATES:

1. Letter from Ostergaard Acoustical Associates to Mr. Bruce Remington – Acoustical Review of Application, Anderson Mixed Use, 916 Main Street, Hopkinton, RI OAA File 4647A – 1/31/23
2. Letter from Sherri Aharonian to the Planning Board – Clarification on the Westerly Sun Article – 2/9/23

PUBLIC FORUM:

DATE OF THE NEXT REGULAR MEETING: April 5, 2023

ADJOURNMENT:

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

By: Talia Jalette, Town Planner

Posted: 2/22/23