

State of Rhode Island

County of Washington

In Hopkinton on the fifteenth day of March, 2018 A.D. the said meeting was called to order by Zoning Board of Review Chairman Jonthan Ure at 7:05 P.M. in the Town Hall Meeting Room with a moment of silent meditation and a salute to the Flag.

PRESENT: Jonathan Ure, Ronnie Sposato, Joseph York; Michael Geary;

Dan Baruti, Solicitor: Veronica Assalone

Zoning Board Clerk: Elizabeth Metcalf

Absent: Philip Scalise, Daniel Harrington, Deputy Zoning Official Sherri

Desjardins

Sitting as Board: Ure, Sposato, York, Geary, Baruti

Petition I – Hearing

A Petition for a Special Use Permit filed by George A Comolli, Attorney on behalf of Edward C and Julieta G Sherman of 163 Canal Street, Westerly, RI 02891 for property owned and located at 165 Ashaway Road, Ashaway, RI 02804 identified as AP 23, Lot 4 an RFR-80 Zone and filed in accordance with Sections 8C and 10 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

A MOTION WAS MADE BY RONNIE SPOSATO AND SECONDED BY

JOSEPH YORK TO CONTINUE THIS MATTER TO THE APRIL 19, 2018

ZONING BOARD OF REVIEW MEETING, WITH THE UNDERSTANDING

THAT THIS WILL BE THE LAST CONTINUANCE GRANTED.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

Petition II- Hearing

A Petition on an Appeal of the Zoning Official filed by Frank Turrisi, Manager, Eminel Holdings, LLC, 12 North Rd., Pawcatuck, CT 06379 for property owned by Eminel Holdings, LLC located at 95 High St., Ashaway, RI 02804 identified as AP 4, Lot 2 an RFR-80 Zone and filed in accordance with Section 20 (A) (1); Section 24 (A) (1); Section 24 (B) of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

A MOTION WAS MADE BY RONNIE SPOSATO AND SECONDED BY JOSEPH YORK TO CONTINUE THIS MATTER TO THE AUGUST 15, 2018 ZONING BOARD OF REVIEW MEETING.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

Petition III – Determine completeness of application/consider waivers.

A Petition for a Special Use Permit filed by Jeffrey Chalifoux of 89 Highview Ave, Hope Valley, RI 02832 for property owned and located at 75 Fairview Ave, Hope Valley, RI 02832 identified as AP 28, Lot 80 an R-1 Zone and filed in accordance with Sections 8C and 10 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Petition IV – Determine completeness of application/consider waivers.

A Petition for a Dimensional Variance filed by Jeffrey Chalifoux of 89 Highview Ave, Hope Valley, RI 02832 for property owned and located at 75 Fairview Ave, Hope Valley, RI 02832 identified as AP 28, Lot 80 an R-1 Zone and filed in accordance with Sections 6 and 9 of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended.

Petitions III & IV were heard together.

Petitioner Jeffrey Chalifoux was present.

The Zoning Board used the Special Use Permit checklist which also covers the requirements for the Dimensional Variance.

Checklist item A- Site map (3) with required data.

A MOTION WAS MADE BY JOSEPH YORK AND SECONDED BY RONNIE SPOSATO THAT THE REQUIREMENTS OF CHECKLIST ITEM A FOR THE

SPECIAL USE PERMIT AND DIMENSIONAL VARIANCE HAVE BEEN SATISFIED.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

Checklist item B-Separate map with abutting property owners.

A MOTION WAS MADE BY JOSEPH YORK AND SECONDED BY RONNIE SPOSATO THAT THE REQUIREMENTS OF CHECKLIST ITEM B FOR THE SPECIAL USE PERMIT AND DIMENSIONAL VARIANCE HAVE BEEN SATISFIED.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

Checklist Item C – Soil erosion & storm water control plan.

A MOTION WAS MADE BY RONNIE SPOSATO AND SECONDED BY JOSEPH YORK TO GRANT A WAIVER OF CHECKLIST ITEM C.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

Checklist Item D – Letter from a biologist re: presence of freshwater wetlands.

A MOTION WAS MADE BY RONNIE SPOSATO AND SECONDED BY JOSEPH YORK TO GRANT A WAIVER OF CHECKLIST ITEM D.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

Checklist Item E – Location of existing septic system.

A MOTION WAS MADE BY JOSEPH YORK AND SECONDED BY RONNIE SPOSATO THAT THE REQUIREMENTS OF CHECKLIST ITEM E ARE COMPLETE.

NO VOTE WAS TAKEN, BUT ALL BOARD MEMBERS WERE IN AGREEMENT.

Checklist Item F – Traffic Study.

A MOTION WAS MADE BY RONNIE SPOSATO AND SECONDED BY JOSEPH YORK TO GRANT A WAIVER OF CHECKLIST ITEM F.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

Checklist Item G – Topography at two-foot intervals.

A MOTION WAS MADE BY JOSEPH YORK AND SECONDED BY RONNIE SPOSATO THAT THE REQUIREMENTS OF CHECKLIST ITEM G FOR THE SPECIAL USE PERMIT AND DIMENSIONAL VARIANCE HAVE BEEN SATISFIED.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

Checklist Item H – Water quality & water quantity.

A MOTION WAS MADE BY JOSEPH YORK AND SECONDED BY RONNIE SPOSATO TO GRANT A WAIVER OF CHECKLIST ITEM H.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

A MOTION WAS MADE BY JOE YORK AND SECONDED BY RONNIE SPOSATO TO DETERMINE THE APPLICATIONS FOR A SPECIAL USE PERMIT AND A DIMENSIONAL VARIANCE BE DEEMED COMPLETE.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

A MOTION WAS MADE BY JOSEPH YORK AND SECONDED BY MIKE GEARY TO APPROVE THE MINUTES OF THE NOVEMBER 16, 2017 ZONING BOARD OF REVIEW MEETING.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

A MOTION WAS MADE BY JOSEPH YORK AND SECONDED BY MIKE GEARY TO APPROVE THE ALLIED COURT TRANSCRIPT OF THE NOVEMBER 16, 2017 ZONING BOARD OF REVIEW MEETING.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

Chairman Jonathan Ure signed the document to ratify the Sherman Decision from the November 16, 2017 Zoning Board of Review meeting.

A MOTION WAS MADE BY JOSEPH YORK AND SECONDED BY MIKE GEARY TO ADJOURN THE MEETING AT 7:30 PM.

IN FAVOR: URE, SPOSATO, YORK, GEARY, BARUTI

OPPOSED: NONE

SO VOTED

Respectfully Submitted,

Elizabeth Metcalf

Deputy Zoning Board Clerk