

TOWN OF HOPKINTON
SENIOR CENTER BUILDING COMMITTEE

TOWN HALL
18 MAIN STREET
HOPKINTON, MASSACHUSETTS 01748

June 26, 2004

HAND DELIVERED & VIA E-MAIL

Wayne R. Davies, Esquire, Chairman
Zoning Board of Appeals
Town Hall
Hopkinton, MA 01748

Re: Senior Center Building Committee; Petition for Variance

Dear Mr. Chairman:

On behalf of the Senior Center Building Committee below are the Committee's responses to your April 21, 2004 letter:

1. The Senior Citizen Center Building shall be used by Hopkinton seniors for those purposes for which public senior center facilities are customarily used including but not limited to the offering of educational, social, medical, counseling, wellness, and recreational services and programs. The Hopkinton Food Pantry shall also operate out of this facility. Both uses shall be under the direction of the Hopkinton Council on Aging.

The site shall also serve as access to the future affordable family housing to be developed by the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) and its local agency the Hopkinton Housing Authority (HHA).

2. A site plan shall be delivered by electronic mail or hand delivered prior to the June 30, 2004 hearing. The plan shall show a "one way out" access road connecting the existing senior and family housing located on Davis Road and Brampton Circle and the Senior Citizen Center Facility. This one way access road shall also serve as an emergency exit. No traffic leaving the senior center or the future housing will exit onto Davis Road and Brampton Circle. All motor vehicle traffic generated by the Senior Center and the future housing sites would enter and exit at Mayhew Street.

Davis Road was extended and Brampton Circle was constructed in the late 1960's and both ways serve as the only access to the senior housing. In the late 1980's the HHA filed a Comprehensive Permit petition with the Zoning Board of Appeals (ZBA) for the construction of six (6) units of subsidized housing. The ZBA's decision conditional

granted the Comprehensive Permit requiring that the HHA acquire a second access roadway to Davis Road. The HHA took exception to the conditional grant and the Housing Appeals Committee intervened. After extensive negotiation the HHA and ZBA entered into a "Stipulation of the Parties" (Stipulation) dated February 6, 1989 (see attached). The Stipulation, as it relates to this petition currently before the ZBA, requires that the HHA develop a second access roadway from Brampton Circle to a Public Way in the Town of Hopkinton prior to any further development of the site.

3. There were no Traffic Studies conducted.
4. No additional relief is anticipated at this time. However pursuant to section 2D of the Stipulation the ZBA may be called upon to grant waivers from the Rules and Regulations of the Hopkinton Planning Board and also to approve the plans for the construction of the roadway.
5. The Senior Center Building Committee has met once on an informal basis with the Planning Board and the Design Review Board, respectfully. A site plan review application is near completion and the Committee is waiting before filing with the Planning Board pending the outcome of this petition. The Committee has obtained a Verified Determination of Wetlands from the Conservation Commission and has met informally with the Commission to present a proposed site plan.
6. The proposed construction of the 12 low or moderate housing units would be under DHCD and HHA control. The DHCD has designated Hopkinton as one of three communities to participate in a pilot program. Currently preliminary building design options are being created.

Thank you for attention to this matter. Please call if you have any questions.

Very truly yours,
Senior Center Building Committee

By: _____
Thomas P. Nealon

/tpn
encls.

cc: Senior Center Building Committee, Fredrick White, Chairman
HHA