



TOWN OF HOPKINTON

OFFICE OF THE PLANNING BOARD

TOWN HALL
18 MAIN STREET
HOPKINTON, MA 01748
(508) 497-9755

December 24, 2003

DECISION OF SITE PLAN REVIEW

Application for Site Plan Review filed by Main Street Ventures Nominee Trust, 82 Main St., Hopkinton, MA for modifications to the property at **15 Main Street**, Hopkinton.

The Planning Board held a public hearing on the application submitted by Main Street Ventures Nominee Trust, Jack Speranza, Trustee (the "Applicant") for Site Plan Review on December 22, 2003, pursuant to Article XX of the Zoning Bylaw. The proposal constitutes a Site Plan Review Minor Project, as it involves a change in the outside appearance of a building, visible from a public street, requiring a building permit, and construction of a parking area containing 5 or more parking spaces.

Under the Town of Hopkinton Zoning Bylaws, Site Plan Review is an administrative review of site design for uses that are allowed in the underlying Zoning district, and is not a review of a proposed or existing use.

The property is zoned Business and is also within the Historic District. The property contains an existing building and garage. The Applicant proposes to add a second floor to the building, a small addition to the first floor, and 6 parking spaces, for a total of 7 parking spaces. Also proposed are patios facing Church St. and Main St. for outdoor dining. The Applicant stated that the first floor of the building will be for retail use and the second floor for office use.

The Applicant also requires approval from the Historic District Commission, and has begun that process. The Board noted that each process is independent from the other, and the Applicant requires both approvals for the project.

Review Standards

The criteria for approval of a Site Plan are contained in Section 210-136 of the Zoning Bylaw and are as follows:

- A. The Site Plan conforms to the purpose and intent of the bylaw and proposes an appropriate and beneficial development of this site;

- B. The surrounding area will be protected from the proposed use on the site by provision of adequate surface water drainage, buffers against light, sight, sound, odors, dust and vibration and the preservation of adequate light and air;
- C. The convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas and public ways is ensured;
- D. Environmental features of the site and surrounding areas are protected;
- E. The Site Plan is consistent with the Master Plan;
- F. The proposed building scale and/or site development plan is consistent with the surrounding neighborhood;
- G. All variances or special permits required from the Zoning Board of Appeals have been granted.

The Bylaw further states that Site Plan approval may be made subject to conditions, modifications and restrictions as the Planning Board may deem necessary.

Site Plan Review is for uses permitted in the underlying zoning district, and is not a review of the use but of the design of the site to serve a permitted use.

Discussion at the Public Hearing and Information Received

The Applicant submitted the materials required by the Planning Board. At the hearing the proposed changes to the exterior of the building were discussed, which included construction of a second floor on the building. The design of the parking area and the building was discussed. Signage proposed for the building was also discussed, and the Applicant stated that a new sign would most likely be carved wood with exterior illumination. The Applicant noted that site lighting would be of residential scale and consistent with the Arts & Crafts style of the building.

Findings and Votes of the Board

The Planning Board conducts its review of Site Plans in accordance with the Criteria contained in the Bylaw. The review is of the design and functionality of the site elements and not of the proposed use. With respect to the Criteria, the Board determined that with the conditions of approval listed below, the following Criteria are met:

- A. The Site Plan conforms to the purpose and intent of the bylaw and proposes an appropriate and beneficial development of this site;
- B. The surrounding area will be protected from the proposed use on the site by provision of adequate surface water drainage, buffers against light, sight, sound, odors, dust and vibration and the preservation of adequate light and air;
- C. The convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas and public ways is ensured;
- D. Environmental features of the site and surrounding areas are protected;
- E. The Site Plan is consistent with the Master Plan;
- F. The proposed building scale and/or site development plan is consistent with the surrounding neighborhood;
- G. No variances or special permits were required from the Zoning Board of Appeals.

The Board voted at its meeting on December 22, 2003 to approve the Site Plan, entitled "Site Development Plan", prepared by Richard H. Brousseau, Architect, Inc., dated November 4, 2003, with the following conditions:

1. The property is within the Historic District and also requires approval from the Historic District Commission (HDC). Approval of this site plan should not be construed to mean that the design of the site or building cannot be modified by other Town boards in their separate approval processes. If the HDC approves a plan that is significantly different than the one reviewed and approved by the Board, the Applicant shall return to the Board for review of the final design prior to the issuance of a building permit. The Planning Board shall determine whether modifications are deemed "significant".
2. All mechanical equipment shall be screened from view from the ground. Units shall not be bright in color or shiny, in order to minimize their visual impact.
3. Lighting on the site shall be directed downward and not outward or upward. With the exception of lighting required for security purposes, all site lighting shall be off when the building is unoccupied.
4. A fence shall be constructed along the southerly property line adjacent to the parking area, in order to break up the parking area and provide some screening. The Board recommends a type of open fence design, such as a split rail fence, but defers to the Historic District Commission with respect to its final design, so that it may be historically appropriate to the area. The Board also suggested that ivy or other plantings hanging on the fence could soften its appearance.

On the Motion to Approve the Site Plan with the foregoing conditions, the vote of the Planning Board was as follows:

Mark Abate	Yes
Scott Aghababian	Yes
Sandy K. Altamura	Yes
John Coolidge	Yes
Jaime Goncalves	Yes
Brian Herr	Yes
Claire Wright	Yes

This Decision shall become void two (2) years from the date of issue if the actions authorized hereby are not exercised.

Any person aggrieved by this Decision may appeal in accordance with Article XX, Section 210-135 F. of the Hopkinton Zoning Bylaw within 30 days of the filing of the decision with the Town Clerk.

John H. Coolidge
Chairman

Cc: Main Street Ventures Nominee Trust
Richard Brousseau
Director of Municipal Inspections
Director of Public Works
Board of Selectmen
Historic District Commission
Design Review Board