



# TOWN OF HOPKINTON

## OFFICE OF THE PLANNING BOARD

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

October 18, 2006

### DECISION

Pursuant to the provisions of MGL Chapter 40, Section 15C, and Chapter 160 of the Bylaws of the Town of Hopkinton, Scenic Roads, the Planning Board held a public hearing on October 16, 2006 on the application of Christopher Bethoney, Jr., 151 North Main St. #4213, Bellingham, MA for removal of stone wall within the layout of Fruit Street, a scenic road. The location of the work is **184 Fruit Street**.

The application proposed removal of about 22 feet of stone wall to create a new driveway opening on the property to serve a new home to be constructed. The Applicant stated there are no trees within the Fruit St. right of way which would be removed for the driveway opening.

The Planning Board, after consideration of the criteria contained in the Scenic Roads bylaw, voted to approve the removal of the stone wall for the driveway opening as shown on the submitted plan entitled "Scenic Road Permit Plan – Lot C – Fruit Street.", prepared by Aaberg Associates, Inc., dated September 27, 2006 with the following conditions:

1. All work shall be completed within 6 months of the start of the work. The Planning Board office shall be notified within 48 hours of when work on removing the stones will begin.
2. The stones removed for the driveway opening shall be used to construct a new stone wall in the area of the existing driveway cut on Lot D (#182 Fruit St.) on Saddle Hill Rd., along with the stones removed for the opening permitted for 182 Fruit St. Prior to placement of the stones in this location, the area shall be re-graded to match the existing grade on either side of the opening. The stone wall in this area shall be constructed as a loose field stone wall in the same manner as stone walls in the area. The Board recognizes that the length of the stone wall to be constructed in this area with the re-used stones will likely not be sufficient to extend the full length of the Saddle Hill Rd. cut, but expects it will be approximately 38 feet long (16 ft. of stones removed for #182 and 22 ft. removed for #184).
3. No stones which comprise the existing stone wall along the boundary of this property may be removed from the property.
4. The Applicant offered to clean up the existing stone walls along the boundary of the property, and the Board accepts this offer. This work shall not include the removal of any stones during this process, and the walls shall continue to be loose field stone walls.
5. The Board was concerned that the width of the 22 ft. wide opening in this area would detract from the scenic and aesthetic values of the surrounding area. The Board noted that the width of the opening is necessary for initial construction and grading due to the topography of the lot, but may not be necessary for the final driveway, which would be much narrower.

Therefore, the Applicant shall fill in the opening as much as possible after construction by extending the stone wall on either side inward toward the driveway as much as possible. The stone wall in this area shall be constructed as a loose field stone wall in the same manner as stone walls in the area.

Mark A. Abate  
Chairman

cc: Rebel Hill LLC  
Tree Warden  
Town Clerk  
Department of Public Works  
Conservation Commission  
Director of Municipal Inspections