



# TOWN OF HOPKINTON

## OFFICE OF THE PLANNING BOARD

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

April 26, 2006

### CERTIFICATE OF PLANNING BOARD ACTION

Application for approval of a preliminary subdivision plan entitled **"45 PLEASANT STREET"** filed by Brendan Tedstone, 45 Pleasant St., Hopkinton, MA, located at 45 Pleasant Street, Hopkinton Assessors Map U19, Block 86.

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The Planning Board of the Town of Hopkinton (the "Planning Board") held a duly noticed public hearing on April 24, 2006 on the application of Brendan Tedstone (the "Applicant") submitted on March 27, 2006, for approval of a 2-lot preliminary subdivision plan entitled "45 Pleasant Street". The land is owned by Brendan Tedstone, 45 Pleasant St., Hopkinton. The preliminary plan was prepared by The Jillson Company, Inc., dated March 24, 2006.

The preliminary subdivision plan showed two building lots, each fronting on a new dead end street off Pleasant St. The existing house and shed would be demolished. The land is zoned Residence A, and the parcel contains 2.06 acres.

The Plan showed a new dead end street right of way, about 360 feet long, which would provide frontage for two building lots. The Applicant requested that design and construction standards in the Subdivision Rules and Regulations be waived in order to permit the construction of a 14 ft. wide "driveway" within the right of way instead of a standard street. The Applicant stated that one of the homes would be occupied by him, and the other by his brother. It was noted that as currently drawn, a portion of the proposed road right of way is within a wetland resource area, but reconfiguration of the cul-de-sac may eliminate this circumstance.

Submission of a preliminary subdivision plan for residential development is optional, and an Applicant may proceed with a definitive subdivision plan whether or not the preliminary plan is approved. Approval of a preliminary subdivision plan does not authorize construction, and a preliminary plan may not be filed with the Registry of Deeds.

The Planning Board hereby certifies that at a duly noticed public hearing held on April 24, 2006, it voted to approve the submitted preliminary subdivision plan with the following conditions:

1. The following waivers of the Subdivision Rules & Regulations are granted:
  - a. Preliminary plan administrative fee (6.1).

- b. Roadway design and construction standards will be determined during definitive plan review when construction details of the proposed roadway are submitted. It is the intention of the Board to waive the standards in favor of a roadway that appears on the ground to be a driveway as shown on the preliminary subdivision plan, with exact construction details to be submitted with the definitive plan. A list of all requested waivers shall be submitted with the definitive plan submittal.
  - c. The roadway right of way shall be reduced to 30 feet in width, which will be adequate to construct the proposed driveway and utilities to serve the two lots. The definitive plan should also show a reduction in the cul-de-sac turnaround area, with the goal to remove as much of it as possible from the wetland resource area.
  - d. Street jogs at intersections of less than 125 ft. (8.2.1.C). The centerline of Nebraska St. is approximately 67 feet from the proposed centerline. Since the roadway will only serve two lots the waiver is appropriate.
  - e. A dead end street is permitted (8.2.5.A). The Board noted that the exceptional circumstances include: the dead end street will be on paper only and will not be constructed; it will not be maintained by the Town; and it will allow the creation of one more lot so that family members may remain in Hopkinton.
2. The definitive subdivision plan shall contain a note which states that there shall be a maximum of two building lots in the subdivision.
  3. The definitive subdivision plan shall contain a note which states that there shall be no modifications to the design of the roadway or extension of the roadway until a new definitive subdivision plan has been reviewed and approved by the Planning Board, in accordance with the procedures established in the Subdivision Rules and Regulations.

Mark A. Abate  
Chairman

Cc: Town Clerk  
Conservation Commission  
Board of Health  
Director of Public Works  
Director of Municipal Inspections  
The Jillson Company, Inc.  
Fay, Spofford & Thorndike, LLC