



TOWN OF HOPKINTON

OFFICE OF THE PLANNING BOARD

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

November 29, 2006

DECISION OF SITE PLAN REVIEW

Application for Site Plan Review filed by Christopher Turner, 61 Winter St., Hopkinton, MA on behalf of Vineyard Church, 84 South St., Hopkinton, MA, for Minor Project Site Plan Review, consisting of exterior modifications to an existing building at **84 South Street**, Hopkinton.

The Planning Board held a public hearing on the application submitted by Christopher Turner on behalf of Vineyard Church (the "Applicant") for Site Plan Review on November 27, 2006 pursuant to Article XX of the Zoning Bylaw, Site Plan Review (the "Bylaw"). The proposal constitutes a Site Plan Review Minor Project, as it involves a change in the outside appearance of a non-residential building visible from a street requiring a building permit.

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 Industrial. The Applicant proposes to make exterior modifications to the south side of the existing building.

Review Standards

The criteria for approval of a Site Plan are contained in Section 210-136 of the 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.
- H. Notwithstanding the above, regulation of uses and structures referred to in MGL c.40A, § 3 shall be limited to the extent allowed under said section of the General Laws.

The Bylaw further states that Site Plan approval may be made subject to such 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 Hearings and Information Received

At the hearing the Applicant presented the Site Plan showing the proposed changes to the building, consisting of a pergola along the south side. The pergola would be comprised of 4 in. x 4 in. cedar posts installed 18 in. to 2 ft. away from the exterior of the building. It was stated that grape vines would be grown on the structure. The Board discussed the Site Plan with the Applicant, including the treatment of the exterior of the building. The Applicant stated that the stucco on the outside of the building would be removed and the building painted, and that because of setback issues, the proposed pergola would only be erected on the south side 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.
- H. The use is regulated under MGL c.40A, § 3.

The Board voted at its meeting on November 27, 2006 to approve the Site Plan as submitted with the following condition:

1. The applicant is scheduled to meet with the Design Review Board for project review. If the Design Review Board recommends significant modifications to the Site Plan, the Applicant shall return to the Planning Board for discussion of those items. If the modifications recommended by the DRB are minor in the opinion of the Planning Board, the applicant shall incorporate them into the Site Plan and no additional Planning Board review is required. A revised plan shall be submitted to the Planning Board and the Director of Municipal Inspections.

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

Mark Abate	Yes
Scott Aghababian	Yes
Sandy K. Altamura	Yes
Evan Ballantyne	Yes
John Coolidge	Yes
R. J. Dourney	Yes
Jaime Goncalves	Yes
Joseph Markey	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.

Mark A. Abate
Chairman

Cc: Town Clerk
Director of Municipal Inspections
Christopher Turner
Vineyard Church