



TOWN OF HOPKINTON

OFFICE OF THE PLANNING BOARD

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

November 14, 2006

DECISION OF SITE PLAN REVIEW

Application for Site Plan Review filed by Honey Hill Farms LLC/Ken Driscoll, 20 Elizabeth Rd., Hopkinton, MA, for Minor Project Site Plan Review, consisting of exterior modifications to an existing building at **89 Hayden Rowe St.**, Hopkinton.

The Planning Board held a public hearing on the application submitted by Honey Hill Farms LLC/Ken Driscoll (the "Applicant") for Site Plan Review on November 13, 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 Residence B and contains several buildings. The main building was renovated for use by the Hopkinton School Department as office space pursuant to a Decision of Site Plan Review issued by the Planning Board on September 14, 2005, and there are several outbuildings. The Applicant proposes to convert the existing 3-car garage attached to the main building to educational space. The one-story structure will have the same footprint as the existing garage and will consist of one room plus a vestibule and restroom facilities.

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 plan showing the proposed changes to the site. The Board discussed the Site Plan with the Applicant, including the interior layout, exterior design, parking and traffic pattern within the site. The Applicant noted that the new structure will be attached to the main building and its exterior design and materials will match the main building.

Written comments on the plan were received from the Hopkinton Fire Department, Design Review Board and Board of Health.

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 13, 2006 to approve the Site Plan, entitled “Proposed Site Plan”, prepared by Silver Street Architects, received October 11, 2006, as submitted with the following conditions:

1. The Design Review Board recommended that there be three dormers on the roof elevation facing the parking lot instead of the one center gable with two dormers shown on the Site Plan, for a more balanced appearance. The Applicant shall make this change.
2. A firewall meeting all required codes shall be provided where the structure is attached to the main building.

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
Fire Department
Mary Murphy, Hooked on Books