



TOWN OF HOPKINTON

OFFICE OF
THE PLANNING BOARD

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

March 16, 2005

DECISION OF SITE PLAN REVIEW AMENDMENT TO APPROVED SITE PLAN

Application for Site Plan Review to amend an approved Site Plan filed by Dale T. Danahy, 25 East Main St., Hopkinton, MA, for expansion of Colella's Supermarket, located at **61 Main Street**, Hopkinton.

The Planning Board held a public hearing on the application to amend an approved Site Plan submitted by Dale T. Danahy (the "Applicant"), on March 14, 2005, pursuant to Article XX of the Zoning Bylaw, Site Plan Review. The Planning Board issued a Decision of Site Plan Review dated January 28, 2005 approving a Major Project Site Plan for building and parking lot expansion at the 61 Main Street location.

The approved Site Plan showed the current bank tenant moving to the back of the building, with an associated drive-up window, the former bank space being filled by a coffee shop, and the addition of a loading dock to the east side of the building. The proposed amendment showed the bank remaining in its current location so that the existing drive-up window on the east side of the building would remain and no new loading dock would be constructed. The expansion area at the back of the building would be utilized by the supermarket and there would be no drive-up window on the back of the building. The parking lot layout was modified to move the handicapped parking spaces to the location formerly designated for the drive-up window.

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.

Discussion at the Public Hearing and Information Received

At the public hearing, the Applicant described the proposed changes to the approved Site Plan as described above. It was noted that additional landscaping had been added to the parking lot area and five new parking spaces had been added. The Board discussed the modifications with the Applicant. No comments or recommendations were received from other Town departments or those in attendance at the hearing.

Votes of the Board

The Board voted at its meeting on March 14, 2005 to approve the Site Plan, entitled "Colella's Supermarket", prepared by CDW Consultants, Inc. and Gorman Richardson Architects, dated September 15, 2004, revised through March 10, 2005, with the condition that one parking space and a small amount of the landscape island on the end of the aisle directly behind the handicapped spaces be eliminated so that there is more room for vehicles to maneuver around those utilizing the handicapped parking spaces.

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

Mark Abate	Yes
Scott Aghababian	Yes
Sandy K. Altamura	Yes
Evan Ballantyne	Yes
John H. Coolidge	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: Dale T. Danahy
Director of Municipal Inspections
Director of Public Works
Fire Department
Board of Selectmen
Design Review Board
Board of Health
Fay, Spofford & Thorndike, LLC
Gorman Richardson Architects
CDW Consultants, Inc.