



TOWN OF HOPKINTON

OFFICE OF THE PLANNING BOARD

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

August 13, 2004

DECISION OF SITE PLAN REVIEW

Application for Site Plan Review filed by Hopkinton Lumber Co., Inc., 118 Main St., Hopkinton, MA for additional parking spaces, a new exit onto Meserve St., and an addition to the building at **118 Main Street**, Hopkinton.

The Planning Board held a public hearing on the application submitted by Hopkinton Lumber Co. Inc. (the "Applicant") for Site Plan Review on July 12, 2004, continued to August 9, 2004, pursuant to Article XX of the Zoning Bylaw. The proposal constitutes a Site Plan Review Minor Project, as it involves a change in the outside appearance of a building, visible from a public street, requiring a building permit, and the creation of five new parking spaces.

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 Business and contains several existing buildings. The 1,480 sq. ft. addition will be to the main building at the street, and modifications are also proposed to the exterior of that building plus the adjacent building at the corner of Meserve St. and Main St. The Applicant also proposes to add five new parking spaces within the existing parking lot and open a new exit from the site onto Meserve Street.

Review Standards

The criteria for approval of a Site Plan are contained in Section 210-136 of the Zoning 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.

The Bylaw further states that Site Plan approval may be made subject to 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 proposed changes to the site were discussed, which included construction of an addition in the front of the property for retail space. The plan showed new siding and windows for two existing buildings at Main St. and the Meserve St./Main St. corner. The Applicant described the proposed traffic circulation within the property, where traffic would enter from Main St. and exit onto Meserve St. There was concern expressed at the hearing that the turning radius for trucks making a left turn out of the site onto Meserve St. was inadequate, and that there might not be enough room within Meserve St. for the trucks to make the turn within the traveled way. The Board was concerned that this could negatively impact the property across the street, a day care center. No information was provided to the Board relative to the adequacy of the turning radius. Concern was also expressed relative to the adequacy of the Meserve St./Main St. intersection to handle the proposed traffic, but it was noted that the traffic already uses the intersection at an existing point about 40 feet away. In addition, a study of the intersection by the Town's consultant is currently underway, and recommendations will be forthcoming.

The Applicant met with the Design Review Board, and its comments and recommendations were transmitted to the Board in a letter dated July 29, 2004. The Design Review Board noted that the modifications to the buildings would improve the appearance of the property and will be a welcome addition to the area, and included three recommendations relative to the building design. A letter dated July 7, 2004 was received from the Zoning Enforcement Officer indicating that no zoning relief was required of the Zoning Board of Appeals. No other written comments and recommendations were received from town officials or others. Abutters at the hearing expressed concern with the safety of the Meserve St./Main St. intersection and the difficulty in making turns in and out of Meserve St.

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.

The Board voted at its meeting on August 9, 2004 to approve the Site Plan, entitled “Hopkinton Lumber Site Plan”, prepared by Andrews Survey & Engineering, Inc., dated June 15, 2004, and building exterior elevation drawings, entitled “Additions and alterations to Hopkinton Lumber”, prepared by Allevato Architects Inc., dated May 3, 2004, with the following conditions:

1. The Applicant shall comply with the recommendations of the Design Review Board, which are as follows:
 - a. The Applicant proposed a vinyl siding that would mimic wood shingles. The Board recommended that the Applicant use wood siding on both buildings instead, and the Applicant agreed to do so. Therefore, wood siding shall be used instead of vinyl. The wood siding on the main building shall be painted or stained gray and the trim shall be white.
 - b. The Applicant stated that they would continue to use the existing wall signs on the building. The Board noted that because the colors of the building will be changing, the green background of the signs would not match the new colors. The Board recommended that the sign background be painted black if possible, which would better match the new colors and make the yellow letters stand out. The Applicant did not know if the sign material could be painted. Therefore, the Applicant shall repaint the signs if possible.
 - c. The small fence/gate that will connect the new addition to the barn shall be painted to match the main building siding or the trim.
2. The driveway exit onto Meserve St. is approved upon submittal of verification and appropriate documentation to the Board by a registered professional engineer indicating that the turning radius is sufficient to accommodate an SU-30 vehicle totally within the Meserve Street traveled way. This information shall be submitted to the Planning Board for review prior to the issuance of a building permit.

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

Mark Abate	Yes
Scott Aghababian	Yes
Pamela Duffy	Yes

Jaime Goncalves 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: Hopkinton Lumber Co, Inc.
 Director of Municipal Inspections
 Director of Public Works
 Board of Selectmen