



TOWN OF HOPKINTON

OFFICE OF
THE PLANNING BOARD

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

March 29, 2005

DECISION OF SITE PLAN REVIEW AMENDMENT TO APPROVED SITE PLAN

Application for Site Plan Review to amend an approved Site Plan filed by the Hopkinton Senior Center Building Committee, 18 Main St., Hopkinton, MA, for a new **Senior Center** on property off **Mayhew Street and Davis Road**, Hopkinton.

The Planning Board held a public hearing on the application to amend an approved Site Plan submitted by the Hopkinton Senior Center Building Committee (the "Applicant"), on March 28, 2005, pursuant to Article XX of the Zoning Bylaw, Site Plan Review. The Planning Board issued a Decision of Site Plan Review dated September 17, 2004 approving a Major Project Site Plan for a new Senior Center building, parking lot, and associated site work off Mayhew Street and Davis Road.

The approved Site Plan showed 120 parking spaces within the site, 15 of which would be unconstructed and built in the future if needed. The proposed amendment showed a redesign of the parking areas to provide a dedicated lane for future access to back land owned by the Commonwealth of Massachusetts, and a new parking lot to the south of the building to replace parking spaces displaced by the redesign. The amended Site Plan showed 59 parking spaces which would be constructed along with the building and 61 parking spaces which would be constructed in the future if needed, pursuant to Zoning Bylaw § 210-124 B(4). This provision authorizes the Planning Board to allow parking spaces shown on a Site Plan to be unconstructed and held in reserve for future use if needed.

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. The Applicant stated that the changes were made because of the needs of the State to access its back land for future housing development. The Applicant stated that it believed that the 59 spaces to be constructed with the building would be adequate for the building use. It was noted that the two parking areas held in reserve, one with 46 spaces and one

with 15 spaces, were fully designed and could be constructed in the future if needed. The Board discussed the modifications with the Applicant and those in attendance.

Vote of the Board

The Board voted at its meeting on March 28, 2005 to approve the amended Site Plan, entitled "Hopkinton Senior Center", prepared by Gorman Richardson Architects and Meridian Associates, Inc., dated March 7, 2005 as submitted.

On the Motion to Approve the amendment to 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 H. Coolidge	Yes
Pamela Duffy	Yes
Jaime Goncalves	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: Hopkinton Senior Center Building Committee
Director of Municipal Inspections
Director of Public Works
Fire Department
Board of Selectmen
Board of Health
Gorman Richardson Architects
Meridian Associates, Inc.