



TOWN OF HOPKINTON

OFFICE OF THE PLANNING BOARD

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

October 1, 2003

DECISION OF SITE PLAN REVIEW

Application for Site Plan Review filed by Robert Chesmore, 57 Hayden Rowe St., Hopkinton, MA for construction of a building addition for the Hopkinton Historical Society at **168 Hayden Rowe Street**, Hopkinton.

The Planning Board held a public hearing on the application submitted by Robert Chesmore for the Hopkinton Historical Society (the "Applicant") for Site Plan Review on September 29, 2003, 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.

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 the existing Historical Society building, which will be renovated. The Applicant proposes to add an addition of approximately 111 sq. ft. which will cover a new stairway to the basement.

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

The Applicant submitted the materials required by the Planning Board. There were several issues discussed at the public hearing, including the renovation project as a whole, which involves moving the building off the existing foundation and replacement on a new foundation, the addition of cellar space which necessitates the stairwell that will be enclosed in the new addition, and other building modifications. It was noted that the parking lot shown on the Site Plan is not proposed at this time and will not be constructed. The Board noted that if a parking lot is to be constructed as shown, it would require an application for Major Site Plan Review.

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 September 29, 2003 to approve the Site Plan, entitled "Hopkinton Historical Society Renovation Phase One", prepared by Gorman Richardson Architects, Inc., dated June 30, 2003, with the following conditions:

1. All mechanical equipment shall be screened from view from the ground.

2. Lighting on the site shall be directed downward and not outward or upward. The light levels shall be reduced at night when the building is unoccupied.

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
Sandy K. Altamura	Yes
Brian Herr	Yes
Tina Rose	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 Historical Society
Conservation Commission
Board of Health
Director of Municipal Inspections
Director of Public Works