



TOWN OF HOPKINTON

OFFICE OF THE PLANNING BOARD

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

February 27, 2004

CERTIFICATE OF PLANNING BOARD ACTION

Application for approval of a preliminary subdivision plan entitled “**45 PLEASANT STREET**” filed by Brendan Tedstone, 45 Pleasant St., Hopkinton, MA, located at 45 Pleasant Street, Hopkinton Assessors Map U19, Block 86.

The Planning Board of the Town of Hopkinton (the “Planning Board”) held a duly noticed public hearing on February 23, 2004 on the application of Brendan Tedstone (the “Applicant”) submitted on February 13, 2004, for approval of a 2-lot preliminary subdivision plan entitled “45 Pleasant Street”. The land is owned by Brendan Tedstone, 45 Pleasant St., Hopkinton. The preliminary plan was prepared by The Jillson Company, Inc., dated February 12, 2004.

The preliminary subdivision plan showed two building lots, each fronting on a new dead end street off Pleasant St. The existing house and shed would be demolished. The land is zoned Residence A, and the parcel contains 2.06 acres.

The Plan showed a new dead end street right of way, about 150 feet long, which would provide frontage for two building lots. The Applicant requested that design and construction standards in the Subdivision Rules and Regulations be waived in order to permit the construction of a 16 ft. wide “driveway” within the right of way. The Applicant stated that one of the homes would be occupied by him, and the other by his cousin. It was noted that as currently drawn, each lot would require a variance from the lot frontage depth requirements of the Zoning Bylaw, but reconfiguration of the cul-de-sac and lots may eliminate this need.

Submission of a preliminary subdivision plan for residential development is optional, and an Applicant may proceed with a definitive subdivision plan whether or not the preliminary plan is approved. Approval of a preliminary subdivision plan does not authorize construction, and a preliminary plan may not be filed with the Registry of Deeds.

The Planning Board hereby certifies that at a duly noticed public hearing held on February 23, 2004, it voted to approve the preliminary subdivision plan with the following conditions:

1. The following waivers of the Subdivision Rules & Regulations are granted:
 - a. Preliminary plan review fee (6.2). Engineering review will be required of the definitive plan when submitted.

- b. Roadway design and construction standards, to be determined during definitive plan review when construction details of the proposed roadway are submitted. It is the intention of the Board to waive the standards in favor of a roadway that appears on the ground to be a driveway, with exact construction details to be submitted with the definitive plan.
- c. Street jogs at intersections of less than 125 ft. (8.2.1.C). The centerline of Nebraska St. is approximately 95 feet away from the proposed centerline. Since a driveway will be constructed instead of a “street”, the waiver is appropriate.
- d. A dead end street is permitted (8.2.5.A). The Board noted that the exceptional circumstances include: the dead end street will be on paper only and will not be constructed; it will not be maintained by the Town; and it will allow the creation of one more lot so that family members may remain in Hopkinton.

John H. Coolidge
Chairman

Cc: Town Clerk
Conservation Commission
Board of Health
Director of Public Works
Fire Department
Director of Municipal Inspections