



# TOWN OF HOPKINTON

## OFFICE OF THE PLANNING BOARD

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

June 22, 2005

### CERTIFICATE OF PLANNING BOARD ACTION

Application for approval of a preliminary subdivision plan entitled "**WHITEHALL ESTATES**" filed by Ronald Nation, Wood Street Realty Trust, P.O. Box 152, Hopkinton, MA, located off Wood Street, Hopkinton Assessors Map U5 Blocks 42 and 42A and Map R11 Block 3.

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The Planning Board of the Town of Hopkinton (the "Planning Board") held a duly noticed public hearing on May 23, 2005 continued to June 20, 2005, on the application of Ronald Nation, Wood Street Realty Trust (the "Applicant") submitted on April 22, 2005, for approval of a 2-lot preliminary subdivision plan entitled "Whitehall Estates". The land is owned by Wood Street Realty Trust/Robert and Elizabeth Shepard. The preliminary subdivision plan was prepared by Beals and Thomas, Inc., dated April 15, 2005.

The 24.4 acre property is zoned Residence A and Agricultural, and currently contains two single family homes. The preliminary subdivision plan showed a proposed dead end street off Wood St., about 1,020 feet long. The plan showed two building lots, one containing the existing house at 279 Wood St. The plan also showed three parcels designated as "open space".

The Applicant requested the following waivers from provisions of the Subdivision Rules and Regulations:

1. Minimum traveled way for roadways (Sec. 8.2.3) - 22 ft. is required; two 12 ft. one-way sections for 300 feet was requested.
2. Dead end streets may not be longer than 500 feet (Sec. 8.2.5.B), if the Planning Board finds that there are exceptional circumstances which warrant the construction of a dead end street (Sec. 8.2.5.A); a dead end street about 1,020 feet long was requested.
3. A turnaround at the terminus of a dead-end street is required (Sec. 8.2.5.B); no turnaround was provided.
4. Construction of infrastructure on land area which slopes at a grade of 25% or more (Sec. 8.2.7.B) was requested.

The Applicant noted at the public hearing that the layout of the subdivision mirrored a separate Concept Plan submitted to the Planning Board pursuant to the Garden Apartments in Residential Districts zoning bylaw for approval. The Applicant stated that the reason for the dead end street location and length was to provide new access to Reed Park via a public way. Reed Park is

adjacent to the site. It was also noted that another reason for plan submission to the Board was to commence the process of obtaining a zoning freeze pursuant to MGL c.40A sec. 6.

The Planning Board hereby certifies that at a duly noticed public hearing held on June 20, 2005, it voted 8 in favor with one abstention on a motion to disapprove the preliminary subdivision plan for the following reasons:

1. The plan shows a double-barrel road for the first 300 feet off Wood St. and roadway traveled ways in this section which do not comply with the Design Standards in the Subdivision Rules and Regulations, Section 8.2.3.
2. The plan shows a dead end street. Sec. 8.2.5.A of the Subdivision Rules and Regulations states that dead end streets shall not be approved except where exceptional circumstances exist in the opinion of the Board. The Board did not find that there are exceptional circumstances in this case.
3. The plan shows a dead end street more than 1,000 feet in length, which exceeds the maximum length of 500 feet (Subdivision Rules and Regulations Sec. 8.2.5.B).
4. Section 8.2.5.B of the Subdivision Rules and Regulations requires that a turnaround be provided at the end of a dead end street. The plan did not show a turnaround at the new street's terminus.
5. The plan shows construction of infrastructure on land which slopes at a grade of 25% or more, which does not comply with Section 8.2.7.B of the Subdivision Rules and Regulations.

Mark A. Abate  
Chairman

Cc: Town Clerk  
Conservation Commission  
Board of Health  
Department of Public Works  
Fay, Spofford & Thorndike, LLC  
Beals and Thomas, Inc.