

HOPKINTON PLANNING BOARD

Monday, January 26, 2004 7:30 PM

MINUTES

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PRESENT: John H. Coolidge, Chairman, Jaime Goncalves, Vice Chairman, Mark Abate, Scott Aghababian, Sandy K. Altamura, Brian Herr, Tina Rose

.....Elaine C. Lazarus, Planning Director

**1. J. T. Gaucher – Director of Public Works**

**A. Traffic Study**

Mr. Gaucher and the Board discussed the Town's study of the West Main St./Wood St./Main St. intersection. Mr. Gaucher noted that he will be contracting a consultant to study that intersection plus two other potential state Transportation Improvement Project (TIP) projects. He noted that the West Main/Wood/Main intersection would be part of a corridor study from that intersection to Ash St., with improvements proposed all along it. He stated that the study starts the ball rolling, and improvements will help truck traffic turn at the intersection and get them off Elm St. He stated that the trucks use Elm St. for a shortcut and also because of the turning problem. He stated he worked with Walker, owner of the 2 Wood St. property, and discussed the need to modify the plan to widen the curb at the intersection, possibly a taking of property.

Mr. Herr arrived at this time.

Mr. Gaucher stated the consultant will look at the intersection without requiring takings, realigning curbing, and improving the turning radius. He reviewed the scope of the study, noting he will meet with the DPW Advisory Committee later this week to discuss the study proposal. Mr. Coolidge stated the Town will be receiving funds from the 2 Wood St. owner to put toward a study, but some needs to be retained for implementation. He stated he wants some to study the traffic patterns within the property to look at one-way entrances. Mr. Gaucher stated he will review the existing studies to see if it can be done. He stated the study will incorporate the day care center, plus the proposal of Hopkinton Lumber to open up a curb cut on Meserve St. Mr. Gaucher stated they need to advance projects to the TIP, then somehow fund them. He stated that major changes to the intersection could cost around \$250,000, and the process of getting to construction could take two years or more.

Mary Pratt, 102 Fruit St., stated that if the Mass. Highway Dept. pushes a project, it can be funded quickly. She noted that if there is a safety issue with the school, it could be funded faster.

Mr. Abate arrived at this time.

The Board discussed the timing of construction of the intersection and the opening of the day care center. Mr. Coolidge stated that some of the funds could be reserved for temporary changes to the intersection. Mr. Gaucher stated he has the funds to initiate portions of the study, noting that the planning phase is \$28,000, consisting of the West Main/Wood/Main and School St./West Main St. intersections, plus signalization changes at the Grove St./Cedar St./Hayden Rowe St.

intersection. He noted that the total cost of the study would be \$49,000, and that the Wood St. to Ash St. corridor requires the most work, including a ground survey to use for a base plan. He stated the Town can use this plan for downtown revitalization, grants, etc. Mr. Goncalves noted that if the study is currently funded, the \$25,000 the town will receive from Walker could be used for temporary/remedial work at the intersection for the day care center. Mr. Gaucher stated the biggest cost is the survey, which is about \$16,000. He noted that the study itself would cost about \$11,000. He stated he could break down the costs to see what is specific to that intersection, noting that there will be additional funds needed later for design.

Mr. Abate stated he wants to do the intersection right. The Board discussed using the funds for design, and discussed the possibility of phasing construction. Mr. Gaucher stated the State looks more favorably on corridor projects. He noted that a study could be phased, but he would want to check with the consultant, adding that phasing could put projects lower on the TIP list. Mr. Aghababian stated he wanted a study to look at the day care center itself, including the location of parking lot entrances, etc. Ms. Altamura stated she wants to make sure that the study looks at accommodating truck traffic at the intersection. Mr. Goncalves asked if the work at the intersection would affect the widening of West Main St. that has been discussed in the past, and Mr. Gaucher replied no.

**B. Earth Removal Agent**

Mr. Coolidge asked Mr. Gaucher if he would like to be re-appointed as the Earth Removal Agent, and Mr. Gaucher replied yes. The Board voted unanimously to appoint Mr. Gaucher as the Earth Removal Agent for one year.

**2. Continued Public Hearing – Site Plan Review – Minor Project – 87 Elm St.**

The Board reviewed correspondence from the applicant requesting a continuance of the public hearing and an extension of time for the Board to file its decision, since the Zoning Board of Appeals had not yet made a decision on the setback special permit. The Board voted unanimously to continue the hearing to February 23, 2004 and to extend the time by which a decision must be filed with the Town Clerk to February 27, 2004.

**3. Mary Pratt**

Mrs. Pratt referred to pending legislation which addresses the attendance of Board members at public hearings. She stated that now, Board members must attend all hearings to vote on an application, but if the legislation passes, they don't. She stated she doesn't agree with this. The Board discussed the issue.

**4. Ledgeview Acres**

The Board reviewed a request to release the performance guarantee funds remaining for the Ledgeview Acres subdivision. It was noted that a plan had been submitted certifying that the bounds had been installed, and this was the only remaining item. The Board voted unanimously to authorize the release of the performance guarantee. Ms. Lazarus stated that the person who deposited the funds with the Town may not be around to receive them, but the family will provide information on this. The Board noted that the Town Treasurer would review the information and decide how to disperse the funds.

**5. Annual Town Meeting Articles**

The Board reviewed the draft articles for submission into the warrant for the annual town meeting. Mr. Coolidge noted that the Board's vote to submit them doesn't mean there aren't concerns or that the Board supports the articles, and that Board recommendations would come after the public hearing. Mr. Aghababian asked if development under the Village Housing bylaw would be mandatory or optional, and Mr. Coolidge replied it would be optional. Mr. Herr asked if municipal water and sewer would be required by the bylaw, and Ms. Lazarus noted that the bylaw doesn't say that, but as a practical matter, the developments probably wouldn't work without it. The draft articles were discussed. The Board voted to submit the following articles into the warrant:

Zoning Articles

1. **Historic District** – Repeal the Historic District zoning bylaw, only voted if the Historic District is first adopted as a General bylaw.
2. **Board of Appeals** – Vice Chairman and Clerk of the Board of Appeals.
3. **Water Resources Protection Overlay District** – Delete a provision relating the size of a septic system to a lot, and at the request of the Town of Holliston, would include land within the Zone 2 of their wells within the District.
4. **Design Review/Site Plan Review** – Amend Design Review and Site Plan Review bylaws to include Design Review within the Minor Project Site Plan Review process.
5. **Off-Street Parking** – Include new parking requirements and address uses not listed and mixed uses.
6. **Village Housing in Residential Districts** – Allow for the construction of all-affordable multi-family housing by special permit from the Planning Board.
7. **West Main Street – Zoning Change** – change the zoning district of approximately 6 acres on West Main St. from Industrial to Agricultural.

Other Articles

1. **Historic District** – Move the Historic District bylaw to the General Bylaws from the Zoning Bylaw.
2. **Retail Hours of Operation** – Establish restricted hours of operation for retail businesses with the exception of restaurants, and allow for licenses to be issued by the Board of Selectmen for hours beyond 6:00 am to 11:00 pm.
3. **53E ½ Account.**
4. **Street Acceptance:** Wescott Drive (portion), Daniel Shays Road, Baldwin Lane, Honeysuckle Circle, Washington Street, Wild Road (portion).
5. **Street Discontinuance** –Wheaton Road

**6. 81-P Plan – 261 Hayden Rowe St. – Connelly**

Peter Bemis, representing the property owner, described the plan as a start to estate planning which would put the existing home on a separate lot at the corner of College St. and Hayden Rowe St. He stated the next step is to do something with the remaining parcel in total by preparing a master plan for it. It was noted that the frontage requirement in the RB district would be met, and the Board voted unanimously to endorse the plan as not requiring approval under the subdivision control law.

**7. Housing Plan**

The Board reviewed the final draft of the Housing Plan prepared by Community Opportunities Group, Inc. Ms. Lazarus reviewed her comments on the plan, and questioned the statement in

the Plan which states that 100 units would be constructed on the former Pyne property on Fruit St. Mr. Coolidge noted that the AHTF recommended that the 100 units be changed to an undetermined number of units on 12 acres. Ms. Lazarus asked the Board if it wanted to recommend any multi-family housing by right in Town, and the Board replied no. The Board stated it needed more time to review the Plan, and scheduled more discussion for the Feb. 9, 2004 meeting. The Board decided to schedule a vote for adoption at the end of March, since it will become part of the Master Plan.

**8. Stagecoach Heights**

The Board reviewed revised plans for the 44-unit Stagecoach Heights Comprehensive Permit application submitted to the Zoning Board of Appeals, and a recent letter from Fay, Spofford & Thorndike. The Board decided to recommend to the ZBA that the long road straightaway be eliminated, and to suggest two options: eliminating a portion entirely that passes by the leach field, or making that section narrower and introducing curves. The Board listed other items to be addressed in a letter to the ZBA, including lighting, buffers, location of affordable units, recommendations made by FST, and other issues remaining from previous letters to the ZBA.

**9. Administrative Business**

The Board decided to set a public hearing date for proposed amendments to the Zoning Bylaw and Zoning Map for March 8, 2004.

**Deerfield Estates** – Ms. Lazarus reported that Mr. Shepard, Director of Municipal Inspections, has stated that building permits could be issued in the condominium complex prior to the paving of roadways. The consensus of the Board was, therefore, that the bond amount should include road construction costs, and be provided in phases if construction was to be undertaken in phases, and that no occupancy permits be issued until the road serving the unit is paved.

The Board voted unanimously to pay outstanding bills.

Mr. Herr left the meeting at this time.

**10. Executive Session – Pending Litigation**

Board members were polled individually on a motion to enter executive session to discuss strategy for pending litigation. The Board noted it would only reconvene regular session to adjourn the meeting. The votes were:

Mr. Abate	Yes	Ms. Altamura	Yes
Mr. Aghababian	Yes	Mr. Coolidge	Yes
Mr. Goncalves	Yes	Ms. Rose	Yes

The Board returned from Executive Session.

Adjourned: 9:50 PM

Elaine C. Lazarus, Planning Director

**Approved: February 9, 2004**