

## HOPKINTON PLANNING BOARD

Monday, July 12, 2004 7:30 PM  
Hopkinton Town Hall

### MINUTES

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PRESENT: John H. Coolidge, Chairman, Jaime Goncalves, Vice Chairman, Mark Abate, Scott Aghababian, Pamela Duffy, Claire Wright

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

#### **1. Middlesex Savings Bank – 10 Main St.**

Mark Sereda, architect, appeared before the Board to discuss proposed methods to screen the rooftop equipment. He showed photographs of the HVAC units, and described the proposal to install a vinyl fence on the roof for screening purposes. He stated that the intent is to distract the eye from seeing the units, and noted that vinyl is proposed instead of wood because it would require less maintenance. He stated the initial thought was that the fence would be white, but they are also considering tan. He showed a sample of the fence material, noting that at least one company has one without a shine to it, because the gloss can be an issue. He stated he would like feedback on the screening proposal. He noted that the rooftop equipment can be seen very well from the Common.

Ms. Wright arrived at this time.

Mr. Sereda stated that one can't really see the units from the back corner except from the parking lot. He stated that the fence would be 4 feet high with the top 5 ft. above the roof, so there would be one foot underneath for snow, flashing, etc. He stated that the fence would be beige or white, adding that beige is probably the most appropriate color.

Mr. Aghababian asked how high the units are, and Mr. Sereda stated they are about 4 ft. high.

Mr. Goncalves asked how close together the fence rails would be. Mr. Sereda showed manufacturer's literature showing fences with different spacing. He stated he wants it to be fairly transparent, and doesn't want it to look like a box. He noted the choices are a 1" gap between 2" balusters or a 3 1/2" to 4" gap between 2" balusters. Mr. Abate stated he wants to hide the units. Mr. Sereda stated he doesn't want to hide them, but distract the eye instead. He stated if one wanted to hide them, then a wall would need to be placed there, and it would look big. He stated that the casual pedestrian would be distracted by the fence.

Mr. Goncalves asked what color the units are, and Mr. Sereda replied they are a muted gray. Mr. Goncalves suggested painting them to blend in with the fence. Mr. Sereda stated he would recommend installing the fence first, then seeing if the color is ok as is. He stated he thinks that having the units gray would be more subtle.

Ms. Wright stated that a white fence would stand out and beige would blend better, and recommended they look for a low gloss fence. She noted that the wider gaps between balusters would mean less gloss.

After discussion, the Board voted unanimously to accept the wider gap fence with a beige color for the rooftop screening.

**2. Public Hearing – Minor Project Site Plan Review – Hopkinton Lumber – 118 Main St.**

Lloyd Rhodes, owner, and David Rhodes appeared before the Board. The Board reviewed the plans submitted showing an addition to the building, five new parking spaces, and an exit onto Meserve St. Ms. Duffy asked if the current building color will change, noting that the plans showed a different color. Lloyd Rhodes stated it is optional, and it could be gray. David Rhodes stated that the barn probably won't be red, as shown on the drawing. He stated it could be natural wood. Lloyd Rhodes stated that the gap between the barn and the addition is required because of fire codes to be 3 ft. minimum.

Ms. Wright asked the applicant if he could attend the next Design Review Board (DRB) meeting on July 27, and Lloyd Rhodes stated he plans to attend. Ms. Wright noted that the DRB had questions about the proposed materials, and referenced a letter received from the DRB.

Mr. Goncalves asked about the wood awnings shown on the plan. Lloyd Rhodes stated they are optional.

Mr. Aghababian asked about the proposed exit onto Meserve St. Lloyd Rhodes stated there would be a sliding gate that would be closed when the business is not open. Mr. Abate asked if there is retail space inside the building now, and the response was yes, and that the area would increase with the addition. Ms. Duffy asked if a traffic light at Meserve St. would be installed at some point. She noted it is difficult to pull onto Main St. from Meserve St. at the present time. Ms. Wright asked if it would make sense to force all of the traffic out Meserve St. Lloyd Rhodes stated there is as much trouble getting out of their current driveway on Main St. as Meserve St., which is close. Ms. Wright asked if all patrons would be forced to go out Meserve St. David Rhodes stated they won't enforce it, but the traffic pattern would indicate that. Mr. Aghababian stated that the traffic should be put into perspective with regard to the whole area. He stated that the traffic from Hopkinton Lumber will be insignificant compared to the new day care center at the corner.

Mike Shepard, Director of Municipal Inspections, stated that the current driveway is a bad place to exit onto Main St., and it would be good to use Meserve St., especially if a traffic light is installed there. He stated the turning radius for trucks exiting Hopkinton Lumber onto Meserve St. could be a problem with regard to the school across the street. He stated there is a potential for a vehicle to go through the fence and hit the building, and he wants to make sure the children there are safe. He stated that in icy conditions, it could be a potential problem. He stated there should be some kind of barricade there. David Rhodes stated trucks exiting Hopkinton Lumber will only be going 5 mph so it shouldn't be a problem.

Carl Sweely, 2 West Main St., stated it doesn't take much to restrain a truck. He stated that posts with 3 cables strung across will restrain a truck going 35 mph.

A resident of Meserve St. stated that it is already hard to get out of Meserve St. now, and traffic from Hopkinton Lumber would make it worse.

Mr. Goncalves asked how many deliveries there are in a week. David Rhodes stated there are 4 to 5 per day, with several sizes of truck. Mr. Goncalves noted that the exit could be limited to trucks only. Mr. Coolidge stated that could cause more confusion, and it might make sense to have as many as possible use Meserve St. He stated he wants the result to make sense to a traffic engineer and use common sense.

The Board discussed looking at the turning radius for trucks existing onto Meserve St. to make sure they can make the turn inside the traveled way of the road. The Board advised the applicant to attend the next Design Review Board meeting. Ms. Wright addressed signage, noting that since it is a corner lot, two are allowed but three are shown. Mr. Shepard confirmed that two are permitted. The Board noted that options for a barricade/guardrail across Meserve St. from the proposed exit should be looked at.

Ms. Wright asked if there would be any new lighting on the site, and Lloyd Rhodes replied no.

The Board decided to request that the DPW Director look at the turning radius issue. The Board voted unanimously to continue the hearing to August 9, 2004 at 7:45 PM.

### **3. Hopkinton Highlands II**

Bryan Weiner, Toll Brothers, Inc., appeared before the Board. He referred the Board to the materials submitted requesting a reduction in the performance guarantee amount for the subdivision. It was noted that the amount to be retained had been reviewed by the Board's engineer and had been adjusted accordingly. The Board voted unanimously to reduce the amount held to guarantee completion of the Hopkinton Highlands II subdivision to \$765,925.00.

### **4. Administrative Business**

The Board voted unanimously to authorize payment of outstanding bills. The Board voted unanimously to approve the Minutes of June 21, 2004.

Adjourned: 8:30 PM

Elaine C. Lazarus, Planning Director

**Approved: July 26, 2004**