

HOPKINTON PLANNING BOARD

Monday, July 26, 2004 7:30 PM  
Hopkinton Town Hall

MINUTES

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PRESENT: John H. Coolidge, Chairman, Jaime Goncalves, Vice Chairman, Sandy K. Altamura, Pamela Duffy, Brian Herr, Claire Wright

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

**1. Administrative Business**

The Board voted unanimously to approve the Minutes of July 12, 2004.

Ms. Wright arrived at this time.

**2. 81-P Plan – 189 Spring St. – Matthew**

William Matthew, owner, appeared before the Board. He stated they want to reconfigure the parcel and sell a non-buildable portion to Featherstone, an abutter. It was noted that the lot would continue to meet the frontage requirement in the Agricultural district. The Board voted unanimously to endorse the plan as not requiring approval under the subdivision control law.

**3. 81-P Plan – 63 & 65 West Elm St. – Codner & Nelson**

Dave Marquedant, surveyor, described the plan to create a small non-buildable parcel for conveyance from Codner to Nelson. The Board noted that each lot would continue to meet the frontage requirement. The Board voted unanimously to endorse the plan as not requiring approval under the subdivision control law.

**4. 81-P Plan – 38 School St. & 76 West Elm St. – DiCarlo & Ricker**

Mr. Marquedant described the plan to create a non-buildable parcel for conveyance from Ricker to DiCarlo. The Board noted that each lot would continue to meet the frontage requirement. The Board voted unanimously to endorse the plan as not requiring approval under the subdivision control law.

**5. Deer Run**

Ms. Lazarus stated that Doug Resnick, attorney representing the developer (Lakeside Builders), had canceled their appointment with the Board. She relayed the comments of Dave Glenn, Fay, Spofford & Thorndike (FST), the Board's engineer, relative to his review of the material submitted by the developer's engineer. She stated that Mr. Glenn indicated that all seems ok with respect to the detention basin calculations, but that he recommends that a portion of the basin wall be raised 8 to 10 inches to provide one foot of freeboard. She noted that he further stated that if they decide to pursue making a portion of the basin depth shallower as requested by the property owner, the Conservation Commission should be consulted first, because both the

original and current design provide about 2 feet of “dead storage” below the outlet, and this could be for water quality or infiltration purposes.

The Board noted that work to finish the basin should begin as soon as possible, now that the configuration is acceptable, with the modification proposed by FST. The Board stated that if the developer decides to pursue filling in a portion of the basin, they should go to the Conservation Commission first, then return to the Planning Board. The Board decided to send letters to the developer and the property owner to that effect.

#### **6. Highland Park IV**

Dave Marquedant appeared before the Board to review modifications required of the Highland Park IV definitive subdivision plan contained in the Board’s Certificate of Planning Board Action. He noted that he had sent FST additional information, but there wasn’t time to review it before this meeting. He noted that some conditions refer to a Planning Board site walk in the fall season to determine what additional screening is required adjacent to abutters, and asked if the Board would walk the site now or if he should put something on the plan. The Board discussed the conditions at issue. The Board decided it would walk the site in the fall season after the road is graveled in.

The Board asked about the status of the Land Court proceeding with regard to land ownership. Timothy Nealon, attorney, stated that it is moving forward, and his client doesn’t think it will delay the subdivision. He stated that his client owns the land. He noted that they have finished with the Conservation Commission and are awaiting an Order of Conditions.

Mr. Marquedant stated that FST is still reviewing the culverts at the wetland crossings, retaining wall designs, and verification of inlet capacities of swales. He stated that all information that FST requires has been submitted.

Ms. Duffy asked about the status of conveyance of the open space in Highland Park V to Sudbury Valley Trustees, and the installation of the fence adjacent to the Southboro Rod & Gun Club. Mr. Nealon stated that the open space has been conveyed and the fence has been installed.

#### **7. Appointments**

##### **Zoning Advisory Committee**

The Board noted that it had not received a response from the Conservation Commission, Board of Health, or Chamber of Commerce with the names of those interested in serving, and there is no citizen at large volunteer. The Board discussed not appointing a ZAC this year if there is no interest, noting that it would perform the function itself.

Mary Pratt, 102 Fruit St., recommended that it continue to appoint a ZAC, as it is very beneficial.

The Board decided to await responses and discuss it at the joint meeting with the Conservation Commission and Board of Health scheduled for September. The Board requested that Ms. Lazarus contact the Downtown Revitalization Committee to see if it would like to send a member.

Master Plan Committee

James Sterbenz, 3 Alexander Rd., asked what the importance of the Master Plan is and if the recommendations ever get implemented. Mr. Coolidge stated that the Planning Board has a history of implementing the recommendations.

The Board asked those present and volunteering to serve on the Committee to introduce themselves. Jack Speranza, 82 Main St.; Carol DeVeuve, 282 Wood St.; Gail Fallon, 150 Hayden Rowe St.; Eric Green, 9 Whalen Rd.; Jim Hendry, 11 Greystone Ln., Dave Adelman, 183 Pond St., Jim Sterbenz, 3 Alexander Rd., Brian Brock, 19 Wood St., and Shannon Brock, 19 Wood St., introduced themselves. Mrs. Pratt stated that Muriel Kramer was on vacation, but asked her to convey her desire to serve on the Committee to the Board.

Mr. Coolidge recommended that all of the volunteers be appointed. He asked Ms. Duffy if she would serve as temporary Chairman of the new Committee to get it organized, and Ms. Duffy agreed.

The Board voted unanimously to appoint the following to the Master Plan Committee, with the appointment for the life of the project:

Mark Abate, 29 Glen Rd.  
Dave Adelman, 183 Pond St.  
Scott Aghababian, 12 Breakneck Hill Rd.  
Brian Brock, 19 Wood St.  
Shannon Brock, 19 Wood St.  
Julie Burke, 80 Pleasant St.  
Ken Clark, 58 Grove St.  
Carol DeVeuve, 282 Wood St.  
Pam Duffy, 12 Downey Pl.  
Ron Eldridge, 10 Alexander Rd.  
Gail Fallon, 150 Hayden Rowe St.  
Eric Green, 9 Whalen Rd.  
Russ Greve, 24 Nicholas Rd.  
Jim Hendry, 11 Greystone Ln.  
Allyson Hughes, 20 Grove St.  
Nancy Kelleigh, 40 East Main St.  
Muriel Kramer, 39 North St.  
Roger Mezitt, 72 East Main St.  
Brian Morrison, 22 Piazza Ln.  
Trish Perry, 87 West Elm St.  
George Reinmann, 255 Wood St.  
Jeanne Rodeck, 7 Bowker Rd.  
William Shaw, 41 East Main St.  
Jack Speranza, 82 Main St.  
James Sterbenz, 3 Alexander Rd.

Design Review Board

Ms. Lazarus stated that all current members wished to be reappointed. The Board voted unanimously to appoint the following members, for one year:

Claire Wright, Planning Board representative  
Sue-Ellen Stoddard, 14 West Elm St.  
Jeanette Thomson, 55 Fruit St.  
Jeffrey Doherty, 1 Angel's Way  
Beth Kelly, 5 Ash St.  
Gail Fallon, Alternate, 150 Hayden Rowe St.  
Nancy Stevenson, Alternate, 18 Hayden Rowe St.

**8. Next Generation Children's Center, 2 Wood St.**

The Board reviewed the status of the some outstanding issues with regard to the Next Generation Children's Center at 2 Wood St. Mr. Coolidge stated that the \$25,000 required to be deposited with the Town for traffic study and/or implementation of study recommendations had been deposited. It was noted that there seemed to be some confusion on the part of the owner with regard to the use of the funds as it related to work the DPW has requested that he do at the intersection. Ms. Lazarus asked the Board if it wanted to request a delay in the start of the police detail because there are only 14 children at the Center at this time. It was noted that the Town's approval requires a police detail for the first 60 days of operation. The Board decided to request that the start of the detail be delayed until September.

Ms. Lazarus noted that the plan showed a wood stockade fence along the abutting property on Meserve St., and instead of the fence, the owner installed additional plant materials. She stated that she called the abutter and asked if the screening installed was sufficient, and the response was that they want the fence installed as shown on the plan for privacy purposes.

The Board noted that a wood guardrail had been installed along Meserve St. to the intersection of Meserve St. and Main St., due to the steep grade of the lot. Members cited safety concerns with regard to vehicles losing control at the Wood St./Main St./West Main St. intersection. It was the consensus of the Board that the guardrail should be extended along Wood St. to the driveway entrance to the property.

The Board decided to send a letter to the property owner requesting that the police detail be postponed to September, that the guardrail be extended along Wood St., and that the stockade fence shown on the plan adjacent to the abutter at Meserve St. be installed.

Mr. Adelman asked why this intersection gets priority over other bad intersections. Mr. Coolidge stated it doesn't necessarily get higher priority, but it is the one being discussed by the Board.

Several members indicated that the infant play area located directly adjacent to the street and dangerous intersection was probably not only unhealthy for the children, but also dangerous if a vehicle loses control there. Mr. Herr stated he has heard many people comment on the dangerousness of the situation. He suggested requesting that the play area be moved. It was noted that the original site plan showed no play area there, but it appeared to have been moved when the front door was moved to face the parking lot. Mr. Herr volunteered to call the owner

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because he knows him. The Board voted unanimously to authorize Mr. Herr to call the owner and discuss the issue, requesting that the play area be moved for safety reasons. Mr. Herr will report back to the Board, and the Board will then send a letter to the owner and the Office of Child Care Services to follow up.

Adjourned: 9:20 PM

Elaine C. Lazarus, Planning Director

Approved: August 9, 2004