

HOPKINTON PLANNING BOARD

Monday, January 23, 2006 7:00 PM  
Hopkinton Town Hall

MINUTES

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PRESENT: Mark Abate, Chairman, Brian Herr, Vice Chairman, Scott Aghababian, Sandy K. Altamura, Evan Ballantyne, John H. Coolidge, Jaime Goncalves, Claire Wright

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

**1. 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 reconvene in regular session when the discussion has completed. The votes were:

Mr. Abate	Yes	Ms. Wright	Yes
Mr. Aghababian	Yes	Mr. Coolidge	Yes
Mr. Goncalves	Yes	Ms. Ballantyne	Yes
Mr. Herr	Yes		

Ms. Altamura joined the Board while in Executive Session.

The Board returned from Executive Session.

**2. Administrative Business**

The Board voted unanimously to pay outstanding bills. The Board voted unanimously to approve the Minutes of January 9, 1006.

**3. Pyne Sand & Stone – Earth Removal Permit – 66 Fruit St.**

No one was present representing Pyne Sand & Stone, which requested release of the performance bond guaranteeing completion of work approved by an Earth Removal Permit issued by the Board in 2003. In correspondence received by the Board, Pyne Sand & Stone stated that the removal had been completed. It was noted that an as-built plan had been submitted and reviewed by J. T. Gaucher, Earth Removal Agent. The Board reviewed correspondence received from Mr. Gaucher earlier in the day. The Board stated that it is unclear whether 8 inches of loam has been spread on the removal area and if it has been seeded as required by the Earth Removal Bylaw. The Board decided to postpone action on the request and request that Mr. Gaucher attend the next meeting to discuss the matter.

**4. Administrative Business**

The Board reviewed the request from the Board of Appeals to change its representative on the Zoning Advisory Committee (ZAC) from Michael DiMascio to Henry Kunicki. The Board voted unanimously to appoint Mr. Kunicki to the ZAC, replacing Mr. DiMascio.

The Board reviewed a request of Hallmark Companies to authorize the release of funds held in a 53G account for Highland Park VI, a completed subdivision. The Board voted unanimously to authorize the release of the funds.

The Board reviewed a request of Hallmark Companies to authorize the release of funds held in a 53G account for the Elizabeth Road OSPLD subdivision which was denied. The Board voted unanimously to authorize the release of the funds.

## **5. Town Meeting Articles**

The Board reviewed the list of zoning articles recommended by the Zoning Advisory Committee and forwarded to the Planning Board. The articles were explained by Ms. Lazarus and Mr. Herr. Ms. Altamura stated she is opposed to the article related to landscaping businesses because it would not establish sufficient limits on such businesses. The Board noted that it would hold a public hearing on each and language could be changed.

Article A - The Board voted unanimously to submit the draft article into the warrant, which would change dimensional requirements in the Business district.

Article B – The Board voted unanimously to submit the draft article into the warrant, which would allow mixed use buildings in the Business district and establish a parking requirement for the residential component of such buildings.

Article C – The Board voted unanimously to submit the draft article into the warrant, which would allow off-street parking facilities as a permitted use in the Business district.

Article D – The Board voted 7 in favor with Ms. Altamura opposed to submit the draft article into the warrant, which would allow landscaping business and storage/staging facilities in the Residence B and Agricultural district by special permit and by right in the Industrial district.

The Board discussed Article E, which would change aspects of the Water Resources Protection Overlay District. Ms. Altamura stated she has trouble with the draft map that would change the boundaries of the district. Mr. Herr stated it needs to be fully discussed by the Planning Board, and this will occur during the process. Ms. Altamura stated her concerns with the map include the exclusion of potential well H7, which is the best producing potential well the Town has, and the boundaries of the district as it relates to the Fruit Street property will be changed. She stated the basin will be split instead of all included in the district. She stated that it has been re-drawn so that there will be no problem with the Town's proposed uses on the Fruit St. property. After discussion, the Board decided to split the article into two. The Board voted unanimously to submit an article that would amend the boundary of the Water Resources Protection Overlay District and a separate article that would amend the language of the bylaw itself.

The Board reviewed a letter received by the Historical Commission requesting a language change in the Open Space and Landscape Preservation Development bylaw and the Subdivision Rules and Regulations. Ms. Wright stated the change is only the addition of one word in a few places that would convey to developers the kinds of things that are prioritized by the Town,

including historic resources. Mr. Herr stated he was not in favor of the Board submitting an article, as it had not gone through the Zoning Advisory Committee process first. It was noted that the matter had been scheduled on the ZAC meeting next week, but that the Planning Board will not be meeting again before the warrant closes. Mr. Goncalves moved to submit the article into the warrant as a placeholder so that it can proceed through the process. The motion was seconded. The vote on the motion was 5 in favor (Abate, Altamura, Coolidge, Goncalves, Wright) and 3 opposed (Aghababian, Ballantyne, Herr).

The Board also decided to submit an article requesting reauthorization of its 53E ½ account.

## **6. Rockwood Meadows**

Mark Allen and Kevin Lorbisser appeared before the Board. Mr. Allen stated they are proposing to develop the former Amato Farm on School St. He stated the parcel has 78 acres in Upton and Hopkinton, and the development would be age restricted to those 55 and over and consist of 55 duplex and single family units. He stated that all of the dwelling units would be in Upton. He noted that about 26 acres of the site is in Hopkinton, and about 400 to 450 feet of the access road will be in Hopkinton. He stated that the concept plan has been approved by the Upton Planning Board and they are looking for input from the Hopkinton Planning Board. He stated that the access road would be 26 feet wide and be a double-barrel off School St. He stated that there would be a 14 ft. wide island in the middle.

Ms. Altamura stated the Board is not in favor of double barrel roads off scenic roads, which School St. is. Mr. Abate asked if the farm stand would be removed, and Mr. Allen replied yes. Mr. Allen added that 58% of the site would be open space. Ms. Altamura asked if there can be landscaping to soften the look of the entrance road at School St., and Mr. Allen replied yes. In response to a question, he added that 35 of the units would be single family detached and there would be 10 duplexes.

Mr. Coolidge asked where the traffic will go. Mr. Allen noted that a traffic study had been done. Mr. Coolidge stated it is likely that most of the traffic will go toward Hopkinton and Rt. 495, and expressed concerns about the School St./West Main St. intersection, which is already problematic. Mr. Allen stated he will supply the traffic study.

Mr. Ballantyne asked if there will be a second emergency access to the site, and Mr. Allen replied no. He stated it will go through an open field and there are no trees or anything that will block the road.

It was noted that because this use is allowed by special permit in Hopkinton and the access road will be going through Hopkinton, they will need to apply for a special permit from the Hopkinton Planning Board.

The Board recommended that the proponents consider the following:

- No double barrel roadway;
- Landscaping at the entrance;
- Study the impacts on the School St./West Main St. intersection;
- Consult and seek input from the Police Chief, Fire Chief, and DPW Director.

## **7. Master Plan**

The Board discussed the proposal and cost estimate prepared by Judi Barrett, Community Opportunities Group, as requested by the Board. Mr. Coolidge asked how the Master Plan Committee envisions what the consultant would do. Trish Perry, Master Plan Committee, stated that Ms. Barrett brings knowledge of the Town and the context of the Master Plan. She stated that what is missing from the draft now is one voice that can create a flow that makes sense. She stated there is a possible change in the law that could occur which will make the Master Plan more important, so it needs to be professional and polished. She stated the price quoted is probably right, as it is the “nitty gritty” work.

After discussion, the Board voted unanimously to hire Community Opportunities Group to prepare the shorter high graphics version described in the proposal, for a cost of approximately \$8,500. Ms. Lazarus will check on the amount of available funds before the price is set.

Mr. Abate stated that in reviewing the draft, he noted that the tables need to be updated with 2005 data, and the wastewater treatment facility proposed for Fruit St. needs to be mentioned in the document.

Adjourned: 8:45 PM

Elaine C. Lazarus, Planning Director

Approved: February 13, 2006