

# HOPKINTON PLANNING BOARD

Monday, August 28, 2006 7:00 PM  
Hopkinton Town Hall

## MINUTES

---

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

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

.....Anna Rafuse, Secretary

### **1. Design Review Board Interviews & Appointment**

Mr. Abate stated there are two candidates for the vacancy in the Design Review Board. He asked the candidates, John Mosher and Deborah Kollmeyer, to introduce themselves and state why they are interested in serving on the Board. Ms. Kollmeyer stated she is a 12 year resident, has an Interior Design degree with a business background and she owns her own interior design business. She stated it is a good area to be involved in with the Town; she has children in the school system, and she feels there is a real need to attract businesses to the Town. Mr. Mosher stated he is an 11 year resident, is interested in serving on the Board to be involved with projects in the Town; he has been involved with looking into the development of Weston Nurseries and is interested in the potential changes for the Town. He stated he has seen the Planning Board's workload and is interested in having the Design Review Board look further into plans as the Town grows and changes. He stated he is a design professional in Industrial design; has an understanding of aesthetics and is looking to participate in Town government.

Ms. Altamura asked if either candidate has attended any of the Design Review Board meetings. Mr. Mosher stated no, but he has spoken with his neighbor, Sue Ellen Stoddard, who is a member of the Board and gave him some information. Ms. Kollmeyer stated no, but she has spoken with Jeannette Thomson, a member of the Board, and has been given some information also.

Mr. Dourney read aloud the section in the Zoning Bylaws describing the purpose of the Design Review Board. He explained that the Board does less in creating projects but more in reviewing the proposals of others. Mr. Coolidge stated the Board looks at aesthetics and how a building will look in the neighborhood. He stated they look at lighting and landscaping and they are advisory to the Planning Board. He stated the original intent was that the Board would work with developers early in the process to resolve issues in a timely manner. Ms. Wright stated she has been on the Board from the beginning and they look at size, style, lighting, landscaping, parking lot design and aesthetics. She stated they try and lighten the workload for the Planning Board and they

try to be able to have a give and take discussion with the businesses to create a middle ground that is acceptable.

Mr. Mosher stated he has had experience with the Maspenock Woods development project and he believes that the Design Review Board needs to get involved as soon as possible and neighbors need to get involved. He said that the Board needs to be able to discern reality in what the developers want and what the Town wants.

Mr. Dourney asked Ms. Lazarus what the open position is for. Ms. Lazarus stated the open position is for a person doing business in Town or a person at-large. She stated the previous person had landscaping and plant material knowledge and that would be helpful to the Board. Mr. Coolidge stated it is a multi-discipline Board. Mr. Mosher stated he has worked with landscaping proposals for the Maspenock Woods development and he doesn't know scientific names of plants but he has an understanding about seasonal plants, density, and sound and light buffering. He stated that through his work he has gained knowledge on all sorts of design.

Mr. Goncalves arrived at this time.

Ms. Kollmeyer stated she is an avid planter, she belongs to the Sudbury Valley Trustees, is familiar with native plants and she works with exterior façade design and needs to know how to work with the landscaping to bring it all together.

Mr. Abate thanked both candidates for meeting with the Board and asked them to please step out of the room for a few minutes while the Board discussed the appointment.

Ms. Wright stated they were both great candidates. Ms. Altamura suggested that the person not appointed be told about other Town Board openings. Ms. Wright stated that Mr. Mosher has kept a level head in dealing with the Maspenock Woods development.

A motion was made and seconded to nominate Mr. Mosher. The Board voted 5 in favor with Mr. Goncalves abstaining to appoint Mr. Mosher to the Design Review Board for the one year term.

Mr. Abate invited the candidates back into the room at this time. He stated the Board had discussed the appointment and that they appreciated both of them coming to the meeting and expressing interest. He stated he hopes that they will continue to pursue other open positions. He stated the Board has appointed Mr. Mosher to the position. He asked Ms. Kollmeyer not to be discouraged and to please see the Selectmen's office for a list of open positions.

## **2. Public Hearing – Site Plan Review – 72 West Main St. – M.A.S.H**

Margo Roman, owner, appeared before the Board. She stated the basement of the building is currently used for storage and she wants to clean it out so Beth Ann Knowles can have a grooming business there. She stated that some grooming is already occurring

on the building. She stated she would like to redesign the basements' interior and take the garage doors down and install windows and a door in its place.

Mr. Ballantyne arrived at this time.

Mrs. Roman stated she has permission to connect to the sewer system if she needs to and would like to move the collapsing retaining wall when that happens. It was stated that the retaining wall is not in the Board's jurisdiction.

Ms. Wright asked if the building would be hooked up to the sewer line, referring to a letter from the Board of Health. Ms. Roman stated not at this time, she wants to see how the septic system will handle the extra water load. Ms. Altamura stated the Board of Health stated that they would not support approval unless there was a connection to sewer. Mr. Abate asked if the Board had any jurisdiction over the sewer connection. The answer was no, but a condition of approval would include that the Board of Health be consulted. Ms. Altamura asked if more parking spaces would be required. It was stated that the square footage of the building would not change. Mr. Dourney stated the owner needs to speak with the Board of Health and not to let the system fail first and then go and speak with them.

The Board voted unanimously to determine that the decision criteria contained in the site plan review zoning bylaw had been met, and to approve the site plan with the following conditions:

1. The Applicant will meet with the Design Review Board in September, 2006. If the Design Review Board recommends significant modifications to the Site Plan, the Applicant shall return to the Planning Board for discussion of those items.
2. The Applicant should follow up with the Board of Health with respect to concerns about the existing septic system on the property and connection to the municipal sewer system.

### **3. Continued Public Hearing – Golden Pond Expansion – 58 & 60 West Main St. – Site Plan Review**

Jerry Effren, attorney, Joseph P. Marquedant, surveyor, and Kerry Kunst, applicant, appeared before the Board. Mr. Effren stated that he is now involved with the proposed project and he has read the Minutes and reviewed comments from the Board and the Board's engineer. Mr. Marquedant stated that a traffic study will be conducted soon and should be available in about three weeks. He stated they have made some changes in response to the Fay, Spofford and Thorndike (FST) comment letter. He stated the different groups of people using the facility will have a variety of hours; the Golden Goose will be open Monday through Friday from 7:00 AM to 6:00 PM; the scholastic uses will be open the approximate hours of Monday through Friday from 8:00 AM to 5:00 PM; and the religious activities would be primarily on the weekends with some evening hours during the week. He stated they have added a third handicap parking space as recommended by FST, and they have submitted a 20 scale plan to show more clearly both the existing site and the new site together. He stated they have added a four

foot wide walkway to access the rear of the building. He stated they have designed an exit-only driveway on the west side of the property onto West Main St. He stated they have added traffic signs including a Stop sign, no entry signs, and exit-only signs around the parking area and driveway. He stated the entrance will be via the existing Golden Pond entrance, which will be an entrance and exit, with one way traffic in front of the new building and two way traffic in the parking lot on the west side of the building. Ms. Altamura asked where the drop-off area is for the daycare. It was stated that there would be entrances on the front, west, and rear of the building for daycare access. Mr. Marquedant stated it is similar to the setup of the existing daycare where people enter from the front and rear parking areas. Ms. Altamura asked if there is room in the front to park and walk the children inside. Mr. Marquedant stated there are 15 spaces in the front and more parking along the west side.

Mr. Aghababian arrived at this time.

Mr. Coolidge asked if they could amend the original site plan for Golden Pond and tie the two properties together. He stated that the applicant seems to need the traffic pattern and the parking spaces from the existing Golden Pond building. Mr. Abate stated that the parcels would need to be combined for that to work. He stated that the Board hasn't seen a traffic study and that FST is not happy with the answers that the applicant has given to their comment letter. He stated that the Board needs comfort that FST is satisfied with the plans and he feels the Board should revisit the hearing once FST is happy. Mr. Marquedant stated there is some discretion of the Board as to the answers to some of FST's comments. Mr. Effren stated there are two separate owners of the parcels and they are not intended to be linked together in ownership forever. He stated there was a possibility of some access sharing or easements to satisfy the Board and there are some elements of the design that need to use both parcels. Mr. Ballantyne asked who owns the parcels. Mr. Effren replied a Realty Trust owns the new parcel and Golden Pond Residential Care owns the parcel with the existing building. Mr. Ballantyne asked if there are the same people affiliated with both entities. Mr. Effren stated that Mr. Kunst is in control of both. Mr. Ballantyne asked if the properties would remain in the same control. Mr. Effren stated it could change in the future. He stated they would have a binding agreement to make it work as a single parcel.

Mr. Coolidge stated that the existing facility had septic failure and had to tie into the municipal sewer system. He stated he sees the same thing happening with the new facility and asked why they aren't connecting to the sewer now to save time and money. He stated that if the parcels were combined the plan would be better. Mr. Dourney asked what issues still need to be resolved that the applicant requires clarity from the Board. He read aloud some of the outstanding items from FST's status report and stated that comments #3 through #14, along with the waiver of the 50 foot buffer still need to be addressed. Ms. Altamura stated that the parking requirement needs to be satisfied on the new site only. Mr. Abate stated there are concerns about lighting and landscaping. Mr. Goncalves stated he could not read the lighting plan as the numbers are too small. Ms. Altamura stated that the 50 foot buffer and lighting are issues that still need work. Mr. Effren stated the buffer zone is a Board issue and not an FST issue.

Mr. Coolidge stated that the plan cannot be approved using the other property as the entrance unless the parcels are combined. He stated the traffic on W. Main St. doesn't move during rush hour.

Mary Pratt, 102 Fruit St. stated that the applicant cannot get approval for the building through Dover Amendment exemptions and a waiver of the buffer and then turn it into a commercial building. She stated she was concerned to see the Golden Pond dumpster blocking the emergency access road to Elm St. and to see people on Elm St. parking in the emergency access road.

Mr. Goncalves asked why the buffer is proposed to be less than 50 feet. Mr. Marquedant stated it is because of the site layout. He stated the existing natural cover would remain and be augmented and it resembles other similar spots in Town. Ms. Altamura asked what plants would remain. Mr. Marquedant stated that large conifer cover would remain. Ms. Altamura stated this would be a business next to a residential neighborhood and screening is important. Mr. Marquedant stated that they looked at other properties around Town that had similar situations and some of those lots are cleared right up to the property line and they are all recent projects. Mr. Marquedant stated they have provided more cover than most of those projects. It was stated that each lot and neighborhood situation is unique. Ms. Lazarus suggested a site walk to view the screening. Mr. Effren stated he is not in agreement with Mr. Coolidge that it has to be either two separate parcels with separate driveways or that it has to be one parcel. He stated it can be worked out and it is something to address.

Mr. Dourney stated he is in agreement with the suggestion of a site walk. He stated he is more willing to work with a smaller buffer that is well covered as opposed to a 50 foot buffer that is bare. Mr. Goncalves asked if the applicant had spoken with the abutters, and it was stated that they had not.

Mark Rhodes, 64 W. Main St. stated that the area is zoned for people to have home businesses only, not large office buildings. He stated most of what he is concerned about has already been said. He stated the applicants know they need to provide the buffer.

Ms. Altamura stated she would like to see the hearing continued and have a site walk after the FST issues have been resolved. Mr. Coolidge stated he is interested in a site walk and he is not against the proposal but if the applicant is going to keep the parcels separate then the project needs to stand alone. Mr. Effren stated they are looking for an extension, they are okay with a site walk, and the extra time would allow them to provide additional information. Ms. Wright stated that she would like to see a plan that does not utilize the adjacent property as a Plan B. Mr. Abate asked what percentage of exempt uses the project would need to fall under the Dover Amendment. Ms. Lazarus replied 100%. Ms. Wright asked if the applicant cannot find any tenants other than the daycare, would it be rented out for commercial uses. Mr. Effren stated no, it wouldn't be allowed. Mr. Abate stated once it is built it is there and future uses could be different. Mr. Goncalves stated the only tenants they have committed to the project is the daycare. Mr.

Kunst stated he would be insane to develop the land without tenants. He stated he doesn't want to combine the two parcels because he doesn't know what will happen in the future.

The Board discussed scheduling a site walk after the leaves are off the trees and allowing the applicant to address the FST issues. Mr. Marquedant estimated five weeks for the traffic study to be done and the responses to FST should be complete in a few weeks.

The Board voted unanimously to continue the public hearing to October 30, 2006 at 7:30 PM. The Board voted unanimously to conduct a site walk on October 28, 2006 at 8:00 AM.

#### **4. Hopkinton Highlands II/Estates at Highland Ridge – Toll Brothers, Inc.**

Mark Kablack, attorney, Tom Betts, Toll Brothers, Inc. and Anthony Del Gaizo, engineer, appeared before the Board. Mr. Kablack stated the Board had denied a bond reduction and had granted an extension of time to complete the subdivision until October 1, 2006. He stated he is going to discuss the status of the subdivision, have Mr. Del Gaizo speak about the drainage and would like to schedule a September hearing for another extension of time. Mr. Dourney stated a letter was received from Bryan Weiner, Toll Brothers, Inc., dated August 23, 2006 discussing some drainage issues. He stated it would save some time this evening if it was just stated that the letter accurately represents what will occur in this regard, and calculations will be provided. Mr. Dourney stated that his understanding is that the recommendation is to fix the drainage by constructing the original plan or design a new plan, submit the backup material, and ask for approval. He stated that plans and specs needed to be submitted to the Board's engineer for review. Mr. Kablack stated they aren't changing the entire drainage system, they are focusing on Summit Way problems and he wants Mr. Del Gaizo to speak with the Board about it. Mr. Dourney stated the Board can't just assume that everything is good, the Board's engineer needs to review it. Ms. Lazarus stated the Board's engineer believes that calculations are needed to support the proposed drainage changes.

Mr. Kablack reviewed the list of outstanding items discussed at the hearing on July 10, 2006. He stated the construction trailer has been relocated and where it was has been loamed and hydroseeded. He stated they have cleaned up and loamed and seeded several areas around the subdivision, they have cleaned up the curbing edge, they still need to have as-built plans done and the monuments for the Open Space parcels still need to be installed.

Himanshu Shah, 16 Overlook Rd., stated the front of his lot has not been seeded.

Pam Aggerbeck, 20 Overlook Rd., stated the trailer has been moved and the grass has been mown and watered.

Jason Anjoorian, 7 Overlook Rd., stated Toll Brothers is using lot 3 for access to lot 2 and people also throw stuff in the dumpster there.

Mr. Betts stated he communicated with the neighborhood representative that the use of lot 3 as access to lot 2 is only temporary. Mr. Kablack stated the materials that were being stored in the open space parking area have been removed, there had been some problems with stormwater sheeting off some lot and by next week a swale will be installed and the properties will be loamed and seeded. He stated the Stop signs have been installed. He stated the erosion and water issues on the rear of lots 19, 20, 21, and 23 will be fixed by mid-October. He stated a French drain will be installed and the properties will be loamed and seeded. He stated they are working on the final lot grading, they need to add a drain pipe and swale behind lots 21 and 23, trees are to be cleared for the installation of the septic system on lot 19 and the whole area will be loamed and stabilized by mid-October.

Kin Cheung, 4 Summit Way, stated the drainage pipe has been installed on his property but a catch basin is needed as well as some driveway work.

Mr. Kablack stated all the mailboxes have been installed but the Post Office has some concerns over delivery while construction is still ongoing. He stated they have ordered new equipment for the community water system and the work is scheduled for September with a finish date in October, and they have been doing more monitoring on the filters and watching it more carefully.

Sujata Shah, 16 Overlook Rd., stated they were told watering is not allowed for outdoor uses.

Mr. Kablack stated the property covenants prohibit the use of the domestic supply for irrigation purposes and that residents would need a private well for irrigation.

Brian Gross, 3 Summit Way, stated they have only lost water once since the last meeting and he was told it was due to repairs to the system. He stated he was contacted by Small Water Systems and was asked to conserve water by reducing showers, laundry, etc. because the well was in a critical stage.

Mr. Cheung asked what constitutes irrigation. Mr. Kablack stated that irrigation systems connected to the domestic supply is banned and they should minimize the amount of plant watering and grass watering by hoses. Mr. Ballantyne asked if there were adequate levels of water. Mr. Kablack stated the testing indicated sufficient water and the new equipment should fix the problem, which is believed to be caused by frequently clogging filters.

Karen McGrath, 14 Overlook Rd., stated that there are limitations on the homeowners about watering but some of them are trying to establish lawns. She asked if the water supply is adequate during critical times.

Mr. Ballantyne asked if it was possible to have a cistern system as a reserve. It was stated there is a storage tank. Mr. Anjoorian stated that not all of the houses are occupied so he is concerned about the future. Mr. Kablack stated that the well is a DEP issue and

they are trying to work on it. Mrs. Pratt stated both the DEP and the Board of Health should be working on the water issues. Mrs. Shah expressed concern about having to conserve water when the neighborhood isn't even fully developed yet. Mr. Kablack stated the residents signed the covenants to not use the water for outdoor watering but they are entitled to their showers. Mr. Betts stated the system is not designed for exterior watering but it has plenty of capacity for domestic uses. He stated there haven't been any outages since the July meeting. Mr. Ballantyne asks if the holding tank is at the wellhead. Mr. Betts replied yes, but the pumps shut off when the level is low. Mr. Goncalves asked what was clogging the filters. Mr. Kablack stated they are not sure.

Fred Fischer, RAGGS, stated he observed 40 gallons per minute coming into the well and 100 gallons per minute leaving the well. He stated when the levels get too low it draws silt up and clogs the filters.

Mr. Kablack stated the situation is exacerbated in the summer. Ms. Altamura stated that people in this area of Town have had water problems for years and this shouldn't be a surprise.

Mr. Kablack stated they are continuing to move ahead with exploring the possibility of the residents participating in an early transition to the homeowners association.

Mr. Ballantyne stated Toll Brothers will need an extension past the October 1, 2006 deadline. Mr. Dourney stated they should be held to the deadline. Mr. Kablack stated the intent of this meeting was to show good faith and he would like a meeting before October 1 to request an extension. Mr. Coolidge stated the work is being done, he is concerned about the water issues and the Board of Health has the authority to condemn a property if there is no water.

The Board voted unanimously to hold a public hearing on September 25, 2006 at 8:15 PM to discuss the extension. Ms. Lazarus asked Mr. Kablack if he would submit a written request for the extension, and he replied yes.

##### **5. Administrative Business**

Mr. Coolidge and Ms. Altamura left the meeting at this time.

The Board voted unanimously to pay outstanding bills from 53E ½ and 53G accounts.

Ms. Altamura returned to the meeting at this time.

The Board voted unanimously to pay remaining outstanding bills.

Mr. Coolidge returned to the meeting at this time.

The Board voted unanimously to approve the Minutes of July 24, 2006 as amended.

**6. Continued Public Hearing – Garden Apartment Site Plan - Maspenock Woods - 5 & 11 West Elm St.**

Doug Resnick, attorney, Bob Poxon, engineer, Bob Michaud, traffic consultant, John Copley, landscape architect, Darin Samaraweera, Matt O'Neil, Stephen Smith and Ted Tobin, K.S.S. Realty Partners, appeared before the Board. Mr. Poxon stated they are proposing a Garden Apartment Site Plan that conforms to the approved Concept Plan. He stated there will be 30 new units plus they will remodel the existing house at 5 W. Elm St. He stated the access to the development will be from W. Elm St., all the units will have two bedrooms and the development will be serviced by town water and an on-site septic system. He stated the stormwater will flow into catch basins and a detention basin. He stated they have a septic system using new technology designed by Presby Environmental where the discharge becomes close to drinking water quality and they are in the middle of Board of Health and Conservation Commission reviews. He stated there is a proposed trail system in the open space. He stated the existing summer camp building will be maintained and renovated. He stated the water main will be extended from W. Main St. to W. Elm St. and into the development. He stated all the units will be outside the 100 foot and vernal pool buffer zones. He stated there will be a walking path/landscape feature that is structurally sound for emergency vehicle use between units 20 and 24. He stated the roadway will be 20 feet wide and the units will be no closer than 20 feet to the roadway. He stated there will be a sliver widening and grading on a portion of W. Elm St. to improve site distance and safety in the vicinity of the site entrance. Ms. Altamura asked how wide the sliver will be. Mr. Poxon stated the road will be increased to 22 feet wide from the existing 18 feet. Ms. Wright asked if the emergency access would be paved and Mr. Poxon replied it will be stone or pavers and wide enough and structurally sound for emergency vehicles. He stated it will be 16 feet wide.

Mr. Copley stated they have taken a two-prong approach to the buffering of the neighbors. He stated the area is heavily wooded with some gaps and they plan on filling in the gaps with new materials going up the slope. He stated there would be solid screening of native plants including evergreens. Ms. Altamura asked if there would be lower planting in the area as well. Mr. Copley replied yes. Mr. Goncalves asked if the entrance to the walking trail on W. Elm St. would have any parking. Mr. Resnick stated probably not because the trails are not connected to any others and this will be in a private area. Mr. Goncalves stated that if the Town owns the land the residents should be allowed to park and access the trail. Mr. Resnick stated that it will be Association owned land, not Town owned.

Mr. Michaud stated the traffic study evaluated future years conditions and the signal times, and existing traffic patterns. He stated it is based on today's conditions and they believe that with some fine tuning the traffic shouldn't be a problem when the development is finished. Mr. Ballantyne asked if the calculations included the 31 new units, and Mr. Michaud replied yes. Ms. Altamura stated she had never seen a traffic study done that did not factor in incremental growth and this one seems inadequate. Mr. Michaud stated that the additional volume is less than ½% of the daily traffic. Mr. Ballantyne stated the W. Main/W. Elm/South St. intersection is already failing. Mr.

Michaud stated that the data showed 20 to 30 cars are making u-turns in W. Elm St. to get through the light faster and that the development would only be adding 3 cars in the peak hour. Mr. Michaud stated approximately 14 cars per hour will leave the development at the peak. Mr. Ballantyne stated there are problems with a level of service D intersection and the wait periods are unacceptable. He stated it bothers him to be adding another 31 units and exacerbating the problem. Mr. Michaud stated the modifications will improve the situation. He stated they want to improve delays from 130 seconds to 60-70 seconds. He stated that with the sliver widening in W. Elm St. there will be more room for cars. He stated it will be a nominal widening and will help to improve sight lines for the development driveway. He stated they have identified problems and are trying to make it better and reduce delays.

Mr. Resnick stated that FST and their consultants have discussed the traffic study and conclude that the analysis will show the problems getting worse and worse over the next five years, but the changes they are making will improve that. Mr. Michaud stated that 85% of cars passing the site are going 33 mph and the posted speed limit is 25. Mr. Goncalves asked if there will be any tree removal. Mr. Michaud replied yes, on the development side of the roadway.

Mr. Poxon stated the septic system will have a capacity of 6,820 gallons per day. He stated there are three wells on site currently and they are planning to use one or two for irrigation. He stated they will be bringing a 12 inch water line up W. Elm St. from W. Main St., and then bringing an eight inch water line into the development.

Mr. Poxon stated there will be two parking spaces in each garage and two spaces in each driveway. He stated there will be five visitor spaces and they can make one of them a handicapped space if the Board wants. Mr. Poxon stated there will be one ingress and egress to the property which conforms to the Concept Plan. He stated they had investigated the other means of access on W. Elm St. with the Conservation Commission as requested by the Board, but there is a potential vernal pool nearby and the Commission decided not to allow access in that location. He stated they will be allowed to temporarily disturb the area to install the water line.

Mr. Michaud stated the stopping distance and sight lines will be improved. He stated with the improvements there will be 235 feet of clear sight which exceeds what is required. He stated he has mixed feelings about speed bumps and would prefer speed "tables" inside the development if there is going to be something required. Mr. Resnick stated that the tight curve of this roadway will cause people to drive slow anyway.

Sandy McGrath, 6 W. Elm St., stated she lives across from the proposed entrance and she runs a daycare out of her home. She stated the children have to cross the street to get on the bus, and expressed safety concerns.

Paul McGrath, 6 W. Elm St., stated that widening the road will not make it safer and they would also have to cut down a 200 year old oak tree.

Mr. Resnick stated they have worked with J.T. Gaucher, DPW Director, as well as the DPW Advisory Committee on the roadway improvements. He stated that by cutting down the upper part of the hill it could encourage more speed but the sliver widening is intended to make things safer. Mr. Abate stated they were all in agreement that the other entrance was better. Mr. Ballantyne stated they shouldn't have the entrance where it is shown. Mr. Resnick stated they preferred to have the entrance in the other location. Mr. Dourney stated the Conservation Commission didn't agree and there are issues concerning the vernal pool. Mr. Michaud stated that safety comes first and there would be more room in the roadway and people would not hug the curves so much when the road is widened. He stated that when a substantial driveway is constructed people tend to pay more attention, and it will improve sight lines and the ability to avoid objects in the road such as people and cars. Mr. Ballantyne stated if they are proposing putting the driveway in a less safe place then maybe they shouldn't build it at all. Mr. Resnick stated the issue was discussed and resolved already in the Special Permit stage. Mr. Ballantyne stated that Mr. McGrath had a good point and that with the increased vision people will not slow down. Mr. Goncalves asked if it would be possible to bring in some working examples of other similar situations the company has dealt with where such a change is working and has improved conditions.

Mr. Michaud suggested a site visit. Mr. Goncalves stated they have seen how it works and it is a crest in the hill on a narrow road. Mr. Ballantyne asked if they could go back to the Conservation Commission. Mr. Poxon stated it will not allow the roadway in the other location, only the water line.

John Mosher, 13 W. Elm St., stated that the vernal pool prevented the entrance in its original location but it is a potential vernal pool covered only by the Hopkinton Wetlands By-law. He stated it is not a certified vernal pool. He stated they should do anything to get people to slow down and people now drive in the middle of the street. He stated that how the roadway is designed will help not just with speed but with getting people into separate lanes. He stated the landscaping to screen abutters will help the development fit into the community.

Ms. Altamura stated the screening should be checked one year after development.

Torben Pedersen, 158 W. Main St., asked if there is a plan to screen abutters across the water. Mr. Poxon stated they cannot disturb within the 50 foot wetland buffer and the wetland line is upgradient of the water's edge so there is a lot of brush and vegetation there. Mr. Poxon stated the detention basin will be located behind the tree line.

Joe Karner, 176 W. Main St., stated he would like to see year round screening from the Lake. He stated he would like that kept in mind and enforced.

Mr. Goncalves asked if there was an elevation plan that showed the view from the Lake. It was noted that this was presented during the concept stage. Mr. Resnick stated they will use colors on the buildings to help blend into the landscape.

The applicant submitted a request to extend the time by which the Board must file a decision to September 29, 2006. The Board voted unanimously to grant the extension. The Board voted unanimously to continue the hearing to September 25, 2006 at 9:00 PM.

Mr. Abate left the Board at this time.

**7. Whisperwood Preserve**

Craig Meyer, Meyer Homes, appeared before the Board. He requested a waiver of some of the monuments along the boundary of the open space. It was stated that some of the open space, which has been conveyed to the Town, abuts other Town-owned open space held in the same jurisdiction.

The Board voted unanimously to waive the monumentation of the open space parcel where it abuts Town-owned open space.

Mr. Abate returned to the Board at this time.

Adjourned: 10:45 PM

Anna Rafuse, Secretary

Approved: September 25, 2006