

HOPKINTON PLANNING BOARD

Monday, February 12, 2007 7:30 PM  
Hopkinton Town Hall

MINUTES

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

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

.....Anna Rafuse, Secretary

**1. Anthony Troiano, Town Manager**

Anthony Troiano, Town Manager, appeared before the Board. He stated he wanted to meet the Board and address any questions and/or concerns they have. He stated he has been busy so far and is liking the job. Mr. Goncalves asked what his agenda is for the Town. Mr. Troiano stated over the next three years he will be looking into some changes including; the proposed Wastewater Treatment Facility, growth issues, increasing tax revenue, Weston Nurseries, Erickson Retirement Communities, and Fruit St. He stated he has been reviewing debt schedules and seeing what can be borrowed and he will be meeting with the Board of Selectmen to discuss the budget in the next couple of weeks.

Ms. Wright arrived at this time.

Ms. Altamura asked if he had read the Master Plan. Mr. Troiano stated he has looked through it but not read it thoroughly. Ms. Altamura stated it explains what the Town doesn't want to lose with all the impending changes in front of it. Mr. Troiano stated he was sorry to have missed the East Hopkinton Master Plan presentation on February 1<sup>st</sup> and is interested to see what has been discussed.

**2. Benson Road Extension/Comeau Subdivision**

Doug Resnick, attorney, and Wayne Comeau, applicant, appeared before the Board. Mr. Resnick stated the appeal period is over for the Definitive Subdivision approval and he would like the Board to approve the Conditional Approval Agreement, endorse the plan and release the two lots.

The Board voted unanimously to endorse the subdivision plan and to approve the Conditional Approval Agreement. The Board voted unanimously to release lots 1 and 2.

**3. Administrative Business**

The Board voted unanimously to approve the Minutes of January 22, 2007. The Board voted unanimously to approve the Minutes of January 24, 2007. The Board voted unanimously to approve the Minutes of January 29, 2007. The Board voted unanimously to approve the Minutes of February 1, 2007.

The Board voted unanimously to pay outstanding bills.

#### **4. Deneen Scarlata Family Subdivision**

Jean Scarlata and John Deneen, applicants, appeared before the Board. Mr. Abate stated the applicant was present to request that the Board set a performance guarantee amount and to release lots in the subdivision. In response to a question, Mr. Deneen stated John Larter drafted the performance guarantee estimate. Mr. Markey stated the only difference in the amounts from Mr. Larter and from the Board's engineer is lot corner pins and small items.

The Board voted unanimously to set the performance guarantee amount at \$108,060.00 and to release all six lots.

#### **5. Meeting Dates**

The Board set April 9, April 23, May 14, June 11 and June 25, 2007 as future meeting dates.

#### **6. Main Street Project**

Ron Roux, developer, and Scott Richardson, architect, appeared before the Board. Mr. Roux presented a series of aerial photographs and proposed conceptual development plans to the Board. He stated there are two buildings in the front of the parcel at 25 and 35 Main St. He stated Peter Thalman currently owns the buildings and has a business there. He stated the Historic District line bisects the property. He stated the buildings each have their own driveway and the back of the lots are mostly wooded. He stated they would like to combine the lots into one large lot and break the buildings into separate condominium units or would have three separate lots. He stated they met with the Downtown Revitalization Committee last week and presented these plans to them. He stated there would be one exit and one entrance to access all of the buildings.

He stated the new building would consist of three levels. The first floor would be retail, the second floor would be offices, and the third floor would be residential. He stated the building would be set back from the side lot lines. He stated the outside of the building would be brick or cast stone. He stated they are looking to provide a variety of store fronts to the building. Mr. Goncalves asked how many stores would be in the building. Mr. Roux replied there would be a maximum of 7 on each side for a total of 14, but most likely there will be 10 stores total. He stated the stores will have parking along the building, the offices will have parking along the outside of the parking lot and underneath the building, and there will be parking under the building for the residences. He stated deliveries will be made curb side, after hours. He stated trash service will be in the basement. Ms. Altamura asked if the stores would be accessed from the outside or the inside of the building. Mr. Roux replied the building is not wide enough for inside access but there will be an elevator inside for office and residential access. He stated they are proposing a "green" area on part of the roof.

Mr. Goncalves asked how they plan to work with the residential abutters. Mr. Roux stated they will be going through Site Plan Review and the input they are receiving tonight will be incorporated into the plan. He stated they will be screening residences and will have a landscaping plan. He stated the parking lot facing the church and the residences is lower due to the changes in grade. He stated they will be attending a DPW Advisory Committee meeting tomorrow and will discuss water, sewer, and drainage with them. He stated they are hoping to start construction this fall.

Ms. Altamura asked how many parking spaces there were. Mr. Richardson stated there would be 116 total, but that number would change if a restaurant wanted to be in the building. Mr. Roux stated that there are busier times for certain retail establishments and they have looked into

models for parking requirements. Ms. Altamura stated that they have to provide the number of parking spots required in the zoning bylaw, no matter what time of day they will be used. Mr. Roux stated the plan meets the zoning requirements for everything. He stated they will need Site Plan Review for traffic and lighting, etc.

Mr. Markey asked about pedestrian access. Mr. Roux replied the driveway that is currently between the two buildings will be an emergency access road and it will be open to pedestrian traffic. He stated they want to maintain the historic buildings and tie the new building to Main St. Mr. Abate asked if they had looked into accessing the development from Grove St. Mr. Roux stated the access would come out directly across from Colella's Supermarket and it wouldn't work well. Mr. Goncalves asked if they had spoken to the abutters about the project. Mr. Roux replied that is something they still need to do, they have spoken with some of them, but not all. He stated they are discussing whether to have a group discussion, or on a one-on-one basis.

Ms. Wright stated the building is in a unique situation because it isn't in the Historic District but it will be seen from it. She stated the urban flat roof line looks too square and she would like it to be more residential looking like a mansard roof. Ms. Altamura stated she likes the shadowing on the store fronts but agrees that the roof line is not residential enough. Mr. Roux stated that 75 feet of mansard roofing wouldn't look good. Ms. Wright stated that it doesn't have to be mansard but some kind of residential style roofing. Mr. Roux stated there are different ways to break it up and make it look more residential.

Ms. Wright stated she would also like to see the residences on Church St. have some more green space and maybe swap it with the extra green space in front of the Church. Mr. Dourney stated the property is zoned Business. He stated the applicant should be sensitive to the residences and meet with the abutters and discuss screening. Mr. Markey stated he likes the "green" roof and the pedestrian sidewalk access.

Mr. Abate left the Board at this time.

## **7. Whisperwood Preserve**

Craig Meyer, developer, appeared before the Board. He stated he is requesting a performance guarantee reduction and a one year extension of time to complete the subdivision. It was stated the Board's engineer has recommended a new performance guarantee amount of \$14,181.00 which does not include the \$2,900.00 to be paid by the developer to the DPW for future pavement expenses.

Mary Pratt, 102 Fruit St., asked about the drainage problems with water runoff onto Winter St. Mr. Meyer stated two underdrains were installed in the roadway to help with the problems. Mark Abate, 10 Sylvan Way, stated the water only goes across the street when it is raining heavily. Mr. Dourney stated the only issue with the DPW is the \$2,900.00 for pavement expenses. Mr. Goncalves asked if there were drainage issues before the subdivision was built. Mr. Abate stated the water was going across Winter St., but since the drains were installed and the catch basins were cleaned it has improved. Mr. Goncalves suggested Mr. Meyer talk with the DPW to discuss whether anything more can be done about the water.

Mr. Abate stated that he didn't believe the correct number of street trees had been planted. He stated that when the second layer of asphalt was installed, the berms were damaged. He stated the electrical service at lot 6 looks to be crooked. Mr. Meyer stated the number of trees were

approved by the Tree Warden and that Whisperwood Preserve was built with a selective trimming easement and 80% of the trees were preserved. He stated wherever the trees were preserved, they didn't have to replace them. He stated he planted 7 new trees. He stated the berms are in good condition. He stated two pieces were replaced and the Board's engineer has been out to the subdivision and is happy with the condition of it. Mr. Abate stated the area now covered by snow has damaged berms and shows tractor marks on it. Mr. Meyer stated he was not aware of the electrical box problems and he will fix it. Mrs. Pratt stated Mr. Meyer did a beautiful job preserving the trees.

The Board voted unanimously to reduce the performance guarantee amount to \$14,181.00.

Mr. Abate rejoined the Board at this time.

**8. 81-P Plan – Lot 91 & Parcel C, Scarlata Rd. – Hebert**

John Nenart, surveyor, appeared before the Board. He stated his client, Gerald Hebert, is combing two lots into one. He stated they are both vacant lots.

The Board voted unanimously to endorse the plan as not requiring approval under the subdivision control law.

**9. 81-P Plan – 11 Hill St. – Shepard & Chen**

Michael Shepard, applicant, and Joseph D. Marquedant, surveyor, appeared before the Board. Mr. Marquedant stated Mr. Shepard is creating a lot for his son. He stated they acquired a piece of land from the abutter in exchange for a larger piece of land in the back to allow the abutter to expand their septic system. He stated there will be 26 acres in the back of the lots still owned by the Shepard's.

The Board voted unanimously to endorse the plan as not requiring approval under the subdivision control law.

**10. Connelly Hill Estates**

Chris Nation, developer, appeared before the Board. He stated he is requesting the release of lot 58 and a reduction in the performance guarantee amount. He stated there seems to be some discrepancy in the amount because the quantities of some of the items is incorrect. He stated the amount that was voted in December 13, 2004 is not correct either.

The Board voted unanimously to approve the request for reduction of the performance guarantee amount with verification from Robert Foster, the Board's engineer, of the correct figures. The exact amount will be as determined by Mr. Foster. The Board voted unanimously to release lot 58 from the Conditional Approval Agreement.

Adjourned: 9:00 PM

Anna Rafuse, Secretary

Approved: February 26, 2007