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## ***Development Hits Snag\****

### ***Developer will submit Conventional Subdivision Plan***

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Staff Writer

August 15, 2017 -- This episode of the Chamberlain Street/ Whalen Road development saga came to a close Monday evening in front of a packed meeting room, as the planning board voted to deny the special permit Open Space plan that included two cul-de-sacs, each over 1,000 feet long.

The extensions running off of Chamberlain Street and Whalen Road would be connected by an emergency access road, only to be used by emergency vehicles. Thirty-two lots would be built and 43 acres would be designated as open space; but the Planning Board, according to a recent opinion by Town Counsel, does not have the authority to grant such a waiver.

“If he (Paul Mastroianni) submitted a plan,” chairman John Ferrari said, “that showed a totally through road, and the conservation commission approved the two wetland crossings, they (REC Hopkinton LLC) would be permitted to build a through road,” Ferrari said.

But Mr. Mastroianni promised to submit a Conventional Plan that includes open space as well as two cul-de-sacs connected only by emergency access. Conventional wisdom prevails that it would be approved under that type of plan.

Peggy Barton, a Sanctuary Lane resident, did not want to see any new developments.

“Chamberlain Street is designated as a scenic road,” declared Barton. “Doesn’t that give us any protection from development?”

Barton was advised that a scenic road only prevents trees and stone walls from being removed without planning board approval.

“Are we voting on his submission,” asked Kistner, who abstained from voting due to having been on vacation, and missing at least one crucial meeting. Planning Board members may vote on a matter as long as they review the missed meeting on video, which Mr. Kistner had not done. The number of meetings a member can miss and catch up on by watching the video is limited to

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“Well,” David Paul said, “we can all assume that this plan isn't getting passed anyways.”

Paul was reminded by Town Planner Jennifer Burke that he could not make statements in that nature and that the board was not voting on the actual construction of the plan but to waive the violation of the two cul-de-sacs in close proximity.

After much debate, the board voted to deny the submittal, which paves the way for the submission of a conventional plan, one in which the board can approve the long cul-de-sacs by way of waiver.

Mr. Mastroianni assured the gathering that he will submit a conventional plan that includes the cul-de-sacs as well as open space and trails.