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Planning Board Mulls New Open-Space Concept Plan, More

By: Michael Karlis
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June 13, 2017 -- The planning board reconvened after a three week hiatus to discuss a possible subdivision development off of Whisper Way, a public hearing on the removal of trees on Ash Street, and to continue discussions in regards to the development off of Saddle Hill.

The nineteen-lot development off of Whisper Way was presented in an informal discussion by Peter Lavoie, an associate of Guerriere & Hanlon Inc., who led the discussion on behalf of developer Ron Nation. The proposal includes expanding and paving Whisper Way, nineteen new homes, and a septic station to connect the homes to town services. Planning Board members had concerns regarding the amount of wetlands that would be affected.

The first plan would fill in 2,400 square feet of wetlands. The second plan would fill in 1,000 sq. ft. less of wetlands and would include twenty-five acres of open space.

"In the open space plan we are disturbing 1,000 sq. ft. less wetlands and the driveways would be shorter," Lavoie said.

Fire Chief Steve Salaman had concerns about the open space plan (click on thumbnail to view), which included two cul-de-sac within 1,000 feet of each other, which is labeled as a safety hazard for emergency vehicles by the town.

"I would have to see a final plan; the first plan didn't bother me though," Slaman said.

Developer Ron Nation and Fire Chief Slaman agreed to meet in the near future to discuss the plan further.

Nation also acknowledged that the final plan would have to be approved by the Conservation Committee before being voted on by the Planning Board because of the disturbance of wetlands.

The Planning Board also held a public hearing on the removal of two hickory trees and the temporary removal of a stonewall at 147 Ash Street. The home is being connected to the municipal sewer. The board voted unanimously to approve the scenic road permit for the trees' removal. The work is being completed by W.J Deiana Excavating of Hopkinton.

Saddle Hill LLC, which proposed a development near the intersection of Saddle Hill Rd and Prospect Street withdrew its application for a special permit without prejudice. Saddle Hill LLC gave no reason for the withdrawal, but vocal opposition by residents of Saddle Hill could have played a part in the decision.

Lastly, local entrepreneur Paul Mastroianni and his company REC Hopkinton LLC are due for a public hearing at the next planning board meeting on June 26th regarding Mastroianni's concept plan for the controversial residential development on Chamberlain Street and Whalen Road.