

HOPKINTON PLANNING BOARD

Monday, March 20, 2023

7:00 PM

REMOTE MEETING

Link to Join: <https://us02web.zoom.us/j/89021118553>

Meeting ID: 890 2111 8553

Passcode: 382549

Call-in Phone Number: (646) 876-9923

AGENDA

****Times showing the anticipated length of discussion for each item below are approximate****

1. **Administrative Items (±30 min)**
 - a. Turkey Ridge Open Space
 - b. Box Mill Road Street Acceptance
 - c. Minutes of February 9, 2023

2. **Continued Public Hearings - Proposed Zoning Bylaw Amendments (±30 min)**
 - a. Electric Vehicle Parking
 - b. Rooftop Solar Exemption from Site Plan Requirements
 - c. Inclusionary Zoning Bylaw

3. **Continued Public Hearings - Town Meeting Articles - Citizens' Petitions/Proposed Zoning Map Amendments (±30 min)**
 - a. Zoning Map Change - West Elm Street - From Residence B to Business
 - b. Zoning Map Change - Hayward Street/South Street/Pine Grove Lane - From Residence Lake Front to Rural Business

4. **Continued Public Hearing - 253, 0 Lumber St. - Earth Removal Permit Application - NESI Realty LLC (±5 min)**

New Earth Removal Permit for continued granite quarrying operation.
APPLICANT HAS REQUESTED CONTINUATION TO APRIL 24, 2023 MEETING

5. **Continued Public Hearing - Amended OSMUD Site Plan Application - The Trails LLC (±20 min)**

Proposed amendments, including changes to stormwater management system, sidewalks, and trailhead parking lot.

6. **Continued Public Hearing - 17, 0, 0 Wilson Street - Amended Special Permit Application - Commercial Solar Photovoltaic Installation - GHTJA04 LLC (% Grasshopper Energy (±20 min)**

Proposed amendment to address landscaping and screening modifications.

7. Continued Public Hearing - 86 Elm St. - Major Project Site Plan Application - Elm Street Capital LLC (±30 min)

Proposed construction of new ±8,544 s.f. commercial building.

8. Continued Public Hearing - 28 Lumber Street - Major Project Site Plan - Hopkinton Stone and Garden, Inc. (±5 min)

Proposed construction of a new 10,000 s.f. gross floor area medical office building, parking, and associated site work.

APPLICANT HAS REQUESTED CONTINUATION TO APRIL 24, 2023 MEETING

9. New Public Hearing - 17 Pratt Way - Hopkinton Parks and Recreation Department - Minor Site Plan (±30 min)

Construction of a new pickleball/tennis facility, parking, and associated site work.

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.