

TOWN OF HOPKINTON
ZONING BYLAW

ARTICLE XXI

Design Review

[Added 5-2-1994 ATM, Art. 20, amended 5-3-2004 ATM, Art. 30]

~ 210-141. Purpose.

It is the intent of this article to provide detailed review of uses and structures having substantial impact on the town, to prevent blight, to enhance the natural and aesthetic qualities of the town, to preserve the value of land and buildings and to protect and preserve the historic and cultural aspects and heritage of the town.

~ 210-142. Design Review Board.

- A. The Design Review Board shall be appointed annually by the Planning Board and shall consist of five residents of the Town as follows:
- (1) Chairman of the Planning Board or his/her designee.
 - (2) One person qualified by training and experience in the fine arts or landscape design.
 - (3) One person doing business in the Town or a citizen at large.
 - (4) One person qualified by training and experience in the art or design professions.
 - (5) One member of the Historic District Commission or a designee of the Planning Board.
- B. The Planning Board may also appoint up to two alternate members who shall be Town residents.

~ 210-143. Applicability and authority.

The Design Review Board shall review applications for site plan review submitted pursuant to Article XX. It shall evaluate such requests based on design criteria in this article. Its written findings shall be advisory to the Planning Board and shall be submitted to the Planning Board and the applicant along with any recommendations and conditions. Such findings shall contain explanation and rationale as appropriate.

~ 210-144. Design criteria.

The Design Review Board shall review requests for site plan review based on the following criteria: [Amended 5-3-2004 ATM, Art. 30]

- A. Preservation and enhancement of landscaping. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
- B. Relation of buildings to environment. The proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of existing buildings in

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the surrounding area that have functional or visual relationship to the proposed buildings. Proposed buildings shall be related to their surroundings with respect to:

- (1) Height.
 - (2) Street facade.
 - (3) Rhythm of solids and voids.
 - (4) Spacing of buildings or signs.
 - (5) Materials, textures and color.
 - (6) Roof slopes.
 - (7) Scale.
- C. Open space. All open space, landscaped and usable, shall be designed to add to the visual amenities of the area by maximizing its visibility for persons passing the site or overlooking it from nearby properties.
- D. Heritage. Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable.

~ 210-145. Design guidelines.

The Design Review Board may publish and make available to the public on request a booklet of guidelines based on the specific design criteria cited above to effectuate the purposes of this article.