



Town of Hopkinton Planning/Building Department

330 Main Street, Hopkinton NH 03229-2627 - (603) 746-8243 - planzone@hopkinton-nh.gov

HOPKINTON PLANNING BOARD MINUTES FEBRUARY 13, 2024

Members Present: Vice Chair James Fredyma, Ex-Officio Thomas Lipoma, Rob Dapice, and Alternate Molly Hardenbergh. Members absent: Chair Michael Wilkey, Jane Bradstreet, Clarke Kidder, Rich Steele, and Alternates Emily Bouchard and Sam Durfee. Staff Present: Planning Director Karen Robertson.

-
- I. **Call to Order/Roll Call/Seating of Alternates.** Vice Chair Fredyma called the meeting to order at 5:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH, with the introduction of Planning Board members.
 - II. **Approval of the Meeting Minutes and Decision of November 14, 2023, Meeting Minutes of December 12, 2023, and January 30, 2024.**

MOTION Thomas Lapoma, seconded by Rob Dapice, to approve the meeting Minutes and Decision of November 14, 2023, meeting Minutes of December 12, 2023, and January 30, 2024. Motion carried in the affirmative (Dapice, Lipoma, Hardenbergh, and Fredyma).

III. **Conceptual Consultations.** There were no conceptual consultations.

IV. **Applications/Public Hearings.**

J.E. BELANGER LAND SURVEYING, PLLC Minor subdivision to create one new residential lot on property owned by Martin III & Donna Grady, located at 1468 Maple Street, Tax Map 218, Lot 7, R3 District.

Surveyor Jacques Belanger, representing Martin III & Donna Grady, presented revised plans for a minor subdivision stamped by Certified Wetland Scientist Timothy Ferwerda, depicting a small wetland area at the rear of the parent lot, Lot 7. Lot 7 will encompass 8.79 acres with slightly over 300 feet of frontage, while Lot 7.1 will span 2.79 acres with similar frontage. State Subdivision Approval has been granted for the new lot, Lot 7.1, along with NHDES approval of the septic system. NHDOT approval of the driveway access to the new lot was not approved based on the limited number of driveways permitted for lots; therefore, the driveway access for Lot 7.1 will be through the same driveway as Lot 7. The plan will be revised to show a driveway easement across Lot 7 to access Lot 7.1.

The purpose of the subdivision is to allow Mr. and Mrs. Grady's son to construct a new home.

Approved: 4/09/2024.

Vice Chair Fredyma opened and subsequently closed the public hearing portion of the meeting due to the absence of public comments.

MOTION Rob Dapice, seconded by Thomas Lipoma, to accept the application of J.E. Belanger Land Surveying, PLLC as complete and for consideration. Motion carried in the affirmative (Dapice, Lipoma, Hardenbergh, and Fredyma).

MOTION Rob Dapice, seconded by Thomas Lipoma, to determine that the application of J.E. Belanger Land Surveying, PLLC is not a Development of Regional Impact. Motion carried in the affirmative (Dapice, Lipoma, Hardenbergh, and Fredyma).

MOTION Rob Dapice, seconded by Thomas Lipoma, to approve the subdivision application of J.E. Belanger Land Surveying, PLLC. Motion carried in the affirmative (Dapice, Lipoma, Hardenbergh, and Fredyma).

JOSEPH & GAIL PERSECHINO Site Plan Review and Architectural Design Review to operate a golf course and an associated pro shop as an accessory outdoor recreation facility/use located at 888 Kearsarge Avenue, Tax Map 223, Lot 2, R4 District. Note: Action by the Zoning Board of Adjustment concerning the use is necessary before the Planning Board can conduct Site Plan Review.

JOSEPH & GAIL PERSECHINO Site Plan Review to operate a golf course as a principal outdoor recreation use located at Granite Valley, Tax Map 223, Lot 2.1 and 2.5, R4 District. Note: Action by the Zoning Board of Adjustment concerning the use is necessary before the Planning Board can conduct Site Plan Review.

V. Other Business.

a) Zoning Ordinance Section XVI, Innovative Land Use Controls for Affordable Housing:

Ms. Robertson informed that Chair Wilkey and Housing Committee Chair Tricia Morin have not had a chance to meet. She anticipates that Chair Wilkey will contact Ms. Morin next week to arrange a meeting.

b) Master Plan Implementation Chapter:

Once more, Ms. Robertson explained that Chair Wilkey and Central NH Regional Planning Commission representatives have not had the chance to discuss the process of developing an Implementation Chapter.

c) Reports of Planning Board members: Members who also serve on other committees did not provide new reports.

d) Other Business: No additional business was brought forward during the meeting.

VI. Adjournment.

MOTION Thomas Lipoma, seconded by Molly Hardenbergh, to adjourn the Planning Board meeting at 5:38 PM. Motion carried in the affirmative (Dapice, Lipoma, Hardenbergh, and Fredyma). The next regular meeting is at 5:30 PM on Tuesday, March 19, 2024.

Karen Robertson
Planning Director