

Hopkinton Zoning Board of Adjustment
Minutes
March 6, 2007

Acting Chairman Charles Koontz opened the Hopkinton Zoning Board of Adjustment hearing of Tuesday, March 6, 2007, at 7:00 PM in the Town Hall. Members present: Toni Gray, Carolyn Hackwell and John Boatwright. Members absent: Chairman Janet Krzyzaniak.

I. Applications.

TH07-1SP-3-1 Jeffrey C. Jordan, Director of the Hopkinton State Fair Assoc.—

Applicant requested a Special Use Permit to hold an event known as the Annual Sheep and Wool Festival. The event is to be held on May 12 and 13, 2006, with an estimated attendance of 1,000 to 2,000 people per day. The event will take place on property owned by the Hopkinton State Fair Association, Inc., shown on Tax Map 222 as Lots 57.2, 59, 60, 61 and 79. The application was submitted in accordance with Section 3.8.6 of the Hopkinton Zoning Ordinance. There will be spinners, weavers, knitters and artisans demonstrating their skills. Educational programs will be held for those interested in raising sheep. Livestock will include sheep, llamas, alpacas, angora goats, angora rabbits and working dogs. The Morrill Family Farm Museum, Hopkinton State Fair Sugarhouse and the Hopkinton State Fair Petting Farm will be open for those attending the Festival. The Festival hours are 9 AM until 5 PM on Saturday and 9 AM to 4 PM on Sunday. All exhibitors and staff will access the fairgrounds via Green Gate (Kearsarge Avenue). The public will access through Blue Gate Parking (Park Avenue).

- 1) Standards provided by this Ordinance for the particular use permitted by Special Exception.

"This request is being submitted on behalf of the New Hampshire Sheep & Wool Organization, herein after referred to as NHSW, under subsection 3.8.6 Non-Fair Uses permitted by Special Use Permit."

- 2) No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.

"No known hazard."

- 3) No detriment to property values in the vicinity or change in the essential characteristics of the neighborhood on account of the location or scale of buildings and other structure, parking areas, access ways, odor(s), smoke, gas, dust or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials.

"None known or expected."

- 4) No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity.

"The public traffic will enter the fairgrounds through Blue Gate Parking off Route 103 and park their cars. Participants will enter the fairgrounds via the Green Gate, Kearsarge Avenue. The traffic is not anticipated to increase substantially to the level of a safety hazard. For the record, actual attendance in 2003 was 2686 people, 2002 was 2374."

- 5) No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection, and schools.

“There is no anticipated excessive demand on water, sewer, waste disposal or schools. Police and Fire and EMS Services has be reviewed under subsection 3.8.4.1 with no need for additional services.”

- 6) No significant increase of storm water runoff onto adjacent property or streets.

“No increase known or expected.”

- 7) An appropriate location for the proposed use.

“This is an appropriate location for this event as permitted by subsection 3.8.6.”

- 8) Not affect adversely the health and safety of the residents and others in the area and not be detrimental to the use or development of adjacent or neighboring properties.

“The event is not expected to adversely affect the health and safety of the residents or other sand is not expected to be detrimental to the use or development of adjacent properties. The history of the NHSW event has been very good. Over their history with us, NHSW management and their customers have been very cooperative with the Hopkinton Fire and Police Department personnel.”

- 9) In the public interest and in the spirit of the Ordinance.

“The events are organized by the volunteer members of the NHSW for the purpose of benefiting several non-profit organizations and charities.”

There was no public testimony.

Mr. Jordan explained how this event raises money for scholarships used to send children to sheep camp or college.

Mr. Koontz inquired as to whether complaints have ever been received as a result of the event. Mr. Jordan responded no.

Motion made by Mr. Boatwright, seconded by Mrs. Hackwell, to approve Application TH07-1SP-3-1 as submitted. Motion carried unanimously (Gray, Hackwell, Boatwright, and Koontz). The Applicant adequately addressed the standards set forth in paragraph 3.8.6, which included addressing the criteria for a Special Exception set forth in paragraph 15.8.2 of the Zoning Ordinance.

II. Adjournment.

Acting Chairman Charles Koontz declared the meeting adjourned at 7:10 PM. The next regular scheduled meeting of the Board is Tuesday, April 3, 2007, at 7:00 PM in the Town Hall.

Karen L. Robertson
Planning/Zoning Director

Pursuant to New Hampshire RSA 677:2, any party to the action or proceedings, or any person directly affected thereby, may apply for a rehearing. Application, in writing, must be submitted to the Zoning Board of Adjustment within thirty (30) calendar days beginning the date upon which the Board voted to approve or disapprove the application. Such a request must set forth the grounds on which it is claimed the decision is unlawful or unreasonable. The Board must decide to grant or deny the rehearing within thirty (30) days.