

Hopkinton Zoning Board of Adjustment
Notice of Hearing
May 1, 2007

Notice is hereby given that the Hopkinton Zoning Board of Adjustment will meet on Tuesday, May 1, 2007, beginning at 7:00 PM in the Town Hall to review and take action on the following:

I. Applications.

TH07-1S-4-1 Jack Porter—Applicant requests a Special Exception to convert the use of a detached building from an industrial (light assembly) use to a residential use. The property is owned by Louisa Porter, located at 881 Main Street in the VB-1 (village commercial) district, shown on Tax Map 101 as Lot 5. The application was submitted in accordance with Table of Uses 3.6.A.1 of the Hopkinton Zoning Ordinance.

TH07-3S-5-1 Split Tree Management Company LLC—Applicant requests a Special Exception to utilize property, including the existing and proposed structure, located at 228 Bound Tree Road for closed storage of raw materials, finished goods or construction equipment, accessory outside storage, and repair garage. The application was submitted in accordance with Table of Uses 3.6.F.8 (repair garage), 3.6.G.12 (closed storage), 3.6.H.6 (accessory outside storage) of the Hopkinton Zoning Ordinance. The property is located in the B-1 (commercial) district, shown on Tax Map 221 as Lot 72.

TH07-4S-5-2 Paul Mertz—Applicant requests a Special Exception to operate a plumbing business as a Home Business. The property is owned by Paul and Linda Mertz, located at 47 Hawthorne Hill Road, shown on Tax Map 251 as Lot 10.2. The application was submitted in accordance with Table of Uses 3.6.A.8 of the Hopkinton Zoning Ordinance.

TH06-2V-4-1 Stuart F. Nelson—Application for a Variance from Section 5.2.1 of the Hopkinton Zoning Ordinance requiring non-conforming lots to have 50-feet of road frontage was denied by the Zoning Board of Adjustment on April 4, 2006, and on September 5, 2006 (TH06-4V-8-2). The property is located off Clement Hill Road in the R-2 (medium density residential) district, shown on Tax Map 208 as Lot 14. A remand hearing will be held for the sole purpose of reconsideration of the substantial justice criterion in accordance with the Superior Court's Order, dated March 15, 2007.

TH07-2V-5-3 Robert & Linda Witham—Applicant requests a Variance to construct a detached garage with less than the rear setback requirement for the district. The property is located at 8 Bluebird Lane in the R-4 (residential/agricultural) district, shown on Tax Map 225 as Lot 87. The application was submitted in accordance with 4.3 and 4.4.1 of the Hopkinton Zoning Ordinance.

II. Review of the Minutes and Notice of Decision of the April 3, 2007 meeting.

III. Any other Business to legally come before the meeting.