

Hopkinton Zoning Board of Adjustment
Minutes
January 5, 2010

Acting Chairman Toni Gray opened the Hopkinton Zoning Board of Adjustment meeting of Tuesday, January 5, 2010, at 7:00 PM in the Town Hall. Members present: Harold Perkins, Daniel Rinden and Gregory McLeod.

Mrs. Gray gave the applicants an opportunity to post-pone review of their applications to the February 2, 2010 meeting, due to the fact that there were only four members of the Board present. With only four members present should there be a tie vote the application would fail. In response, representatives of the NH Sheep and Wool Growers Association agreed to move forward and have their application reviewed; while David Barker (Case #ZO2010-02) opted to wait and have a five member Board review his application.

I. Applications.

Case #ZO2010-01 Deborah Robie on behalf of NH Sheep & Wool Festival Deb Robie and Wayne Welch addressed the Board representing the New Hampshire Sheep and Wool Growers Association, requesting a Special Use Permit to hold the 34th Annual Sheep & Wool Festival at the Hopkinton Fair Grounds on May 8 and 9, 2010. The property is located at 392 Kearsarge Avenue in the R-1 district, Tax Map 222, Lot 61. The application was submitted in accordance with Section 3.8 of the Hopkinton Zoning Ordinance.

Ms. Robie explained the various activities that take place at the Annual Sheep and Wool Festivals. Children are given the opportunity to show their sheep and the event provides education and demonstrations in an effort to promote the sheep and wool industry.

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 and Wool Growers Organization herein after referred to as the NHSW, under subsection 3.8. 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 a residential neighborhood on account of the location or scale of buildings and other structures, 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.

"No 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 grounds through Blue and Green Gates. The traffic is not anticipated to increase to a level of safety hazard. Average attendance is 1500-2500 people per day."

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

"No increase known or expected."

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."

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.

"No adverse affect known or expected."

9. In the public interest and in the spirit of the ordinance.

"The event is organized by the volunteer members of the NHSW for the public education and enjoyment. Many activities specifically geared towards youth participants."

There was no one present wishing to provide public testimony.

Mr. Perkins requested that the May 8 – 9th dates for the festival be included on the application. The Board unanimously agreed.

Mr. Rinden, seconded by Mr. Perkins, moved to vote on the application as presented. Motion carried unanimously. With four members voting, all four voted in favor (Gray, Perkins, Rinden and McLeod). 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. Review of the Minutes and Notice of Decision of November 3, 2009.

Mrs. Gray, seconded by Mr. Perkins, moved approval of the November 3, 2009 Minutes with grammatical corrections. Motion carried unanimously.

Mr. Perkins, seconded by Mr. McLeod, moved approval of the November 3, 2009, Notice of Decision as presented. Motion carried unanimously.

IV. Adjournment.

With no other business to come before the meeting, motion was made by Mr. Perkins, seconded by Mr. Rinden, to adjourn at 7:35 PM. Motion carried unanimously. The next

regular scheduled meeting of the Board is Tuesday, February 2, 2010, 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.