



# Town of Hopkinton

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## HOPKINTON ZONING BOARD OF ADJUSTMENT MINUTES MARCH 6, 2012

Chairman Janet Krzyzaniak opened the Hopkinton Zoning Board of Adjustment meeting of Tuesday, March 6, 2012, at 6:30 PM in the Hopkinton Town Hall. Members present: Toni Gray, Harold Perkins, Charles Koontz and Daniel Rinden.

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*Note: The Zoning Board of Adjustment's Rules of Procedure was provided during the application process and additional copies were available at the meeting for the general public.*

### I. Application(s).

#2012-3 Marc R. Fournier Special Exception to operate a laundromat at property owned by Park Ave Plaza, Inc., located at 54 Park Avenue in the VB-1 district, Tax Map 101, Lot 67. The application was submitted in accordance with Zoning Ordinance Table of Uses 3.6.G.10.

Mr. Fournier reviewed the criteria for a Special Exception as outlined in Section XV of the Zoning Ordinance.

1. Standards provided by this Ordinance for the particular use permitted by special exception.

"The change of use for the space in Park Ave Plaza will not interfere with future uses of the property or other properties in the area. The laundromat and laundry service is permitted by Special Exception in the VB-1 district according to the Table of Uses. The gross floor area of the retail store will be 1,450 square feet."

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

"No potential hazards of fire or explosion. All gas lines will be installed and attached to machinery in accordance to code. There will be no use of any toxic materials within the proposed business."

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.

“There will be no structural changes to the building. There will also not be any impact on the surrounding properties from the reconstruction of the inside of the unit. The change of use will help in keeping the characteristics of the Town with a more upscale business. The proposed business will create no pollutants, smoke, gas, dust, noise, glare, heat, vibration, or have no outdoor storage.”

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

“The driveways to Park Ave Plaza will not be changed. Traffic levels should be that of a normal business. Adequate parking is available in accordance with the parking requirements set forth by the Hopkinton Zoning Ordinance (one per each 400 square feet) for the proposed 1,400 square feet, 3.63 spaces are required.”

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

“Washing machines are highly efficient; Energy Star qualified, and keep water use ultra-low. With their low water use, less water will be going to the sewer. No further provisions are need at this time. No excessive demand on other municipal services is foreseen. The proposed use will lower the change for demand on the Fire department, no cooking or open flame.”

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

“Parking lot and spaces are adequate for the plaza and tenant use. There is no need to add additional spaces. There will be no changes to the lot, creating no increase of water runoff.”

7. An appropriate location for the proposed use.

“The location of Park Ave Plaza is a great location for a laundromat, utilizing a space in an already existing structure here in Town. There is no impact to the community except for the addition of a service that the Town does not have.”

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 building and space already exist and will not affect the residences or others from the change of use of the space. There are no health and safety issues associated with the proposed laundromat.”

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

“The addition of a laundromat and laundry cleaning service will be beneficial not only for the Town, but for the people of surrounding towns. There was a small laundromat that has since closed in Town. There is currently no business in Town offering these services. This type of business is approved for use by Special Exception in the VB-1 district. For years, I have been approached for this type of service to be offered.”

The laundromat will not only have coin operated machines, but will offer a drop-off wash and fold service. The dry cleaning service will be drop-off and pick-up with the dry cleaning service being outsourced.

Again, Mr. Fournier noted that the parking requirement is four spaces based on the size of the space being utilized. This is less than what was required for the previous tenant, Louis Pizza, as the parking requirement was based on seating in the restaurant.

Mr. Koontz inquired about staffing and security for the business. In response, Mr. Fournier explained how the wash and fold service will be staffed during the day; however, during the evening hours the coin operated machines will be available for use. There will be a window that will be locked separating the two services. The coin operated machines will be available for use as late as 10:00 PM. The wash and fold service may be open from 7:00 AM – 6:00 PM; however, those times are not definite. After 6:00 PM, the door will be on a locking timer. At 10:00 PM, the door will automatically lock. In addition to the locking system, there will be a camera system for security purposes. Mr. Fournier noted that he had discussed his security concerns with the Police Chief.

There was no one present to give public testimony.

*Motion made by Mrs. Gray, seconded by Mr. Perkins, to approve the application as presented. Motion carried unanimously (Gray, Perkins, Koontz, Rinden and Krzyzaniak). The Applicant successfully addressed the standards to be granted a Special Exception as set forth in subsection 15.8.2 of the Hopkinton Zoning Ordinance.*

## **II. Review of the Minutes and Notice of Decisions of February 7, 2012.**

*Mr. Koontz, seconded by Mrs. Gray, moved approval of the Minutes of February 7, 2012, as presented. With five members voting, four voted in favor (Gray, Koontz, Rinden and Krzyzaniak) and one voted in abstention (Perkins).*

*Mrs. Gray, seconded by Mr. Koontz, moved approval of the Notice of Decision of February 7, 2012, as presented. With five members voting, four voted in favor (Gray, Koontz, Rinden and Krzyzaniak) and one voted in abstention (Perkins).*

## **III. Adjournment.**

*Mr. Koontz, seconded by Mrs. Gray, moved to adjourn the meeting at 7:10 PM. Motion carried unanimously.*

Karen L. Robertson  
Planning/Zoning Director

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Pursuant to New Hampshire RSA 677:2, any party to the action or proceedings, or any person directly affected thereby, may apply to the Zoning Board of Adjustment 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.