

Hopkinton Planning Board
Minutes
July 12, 2005

Chairman Bruce Ellsworth opened the Hopkinton Planning Board public hearing of Tuesday, July 12, 2005, at 7:00 PM in the Town Hall. Members present: Celeste Hemingson, Michael Wilkey, Edwin Taylor, and Cettie Connolly.

I. Conceptual Consultations

There were no conceptual consultations.

II. Applications—

#2005-7 Amy D. Deutsch—Doctor Amy Deutsch addressed the Planning Board requesting Site Plan approval for a change of use from a residence to multiple permitted uses, including chiropractic office, counseling office, and a residence. The property is located at 32 Kearsarge Avenue in the VB-1 (village commercial) district, shown on Tax Map 101 as Lot 50. Review of the application was a continuation of the June 10, 2005 public hearing.

Doctor Deutsch reviewed with the Board her proposed parking plan which depicts nine parking spaces, including the space within the garage. Doctor Deutsch discussed the use of hard pack and crushed bank run in constructing the parking area. Following discussion, the Planning Board agreed to waive the requirement of paving of the parking area, advising Doctor Deutsch that she would have to come back before the Board if she planned to pave the parking area at some point in the future. The need to come back before the Board is based on the fact that the parking area is as a result of commercial uses of the property. If the property were strictly being used for residential purposes paving of the driveway or parking area would not need Planning Board approval.

Lastly, Doctor Deutsch advised of her preference to leave lawn in that area depicted on the plan as an area for snow storage. If it is found at some point in the future that there is a need to replace that area of the lawn with crushed stone or gravel then Doctor Deutsch would do so.

Mrs. Hemingson asked whether the designed parking area as presented would avoid the need to construct a retaining wall along side the driveway. In response, Doctor Deutsch replied yes, explaining that the redesign of the parking in the rear of the property avoids the need to construct a retaining wall.

There was no one present wishing to provide public testimony.

The Board briefly discussed Doctor Deutsch proposed sign with Doctor Deutsch explaining that the overall size of the sign is eight square feet. The maximum aggregate square footage of all signs combined that is allowed for the district is 15-square feet.

Motion made by Mr. Wilkey, seconded by Mrs. Connolly, to approve Application #2005-7 as presented. Motion carried unanimously (Ellsworth, Hemingson, Wilkey, Taylor, and Connolly).

#2005-14 Roger French—At the request of Mr. French, application requesting approval of a reclamation plan for his gravel pit located off Clement Hill Road in the R-2 (medium density residential) district, shown on Tax Map 209 as Lot 49 was not reviewed.

III. Review of the Notice of Decision and Minutes of May 10 and June 14, 2005.

Motion made by Mrs. Hemingson, seconded by Mrs. Connolly, to approve the Minutes of May 10, 2005 as submitted. Motion carried unanimously (Ellsworth, Hemingson, Wilkey, Taylor, and Connolly).

Motion made by Mrs. Connolly, seconded by Mrs. Hemingson, to approve the Notice of Decision of May 10, 2005 as submitted. Motion carried unanimously (Ellsworth, Hemingson, Wilkey, Taylor, and Connolly).

Motion made by Mrs. Hemingson, seconded by Mrs. Connolly, to approve the Minutes of June 14, 2005 as amended.

Amendment to Administrative Business, paragraph one, third sentence by replacing the words “these large” with “conservation” so that the sentence reads: Although the Master Plan strongly recommends conservation subdivisions, he noted that in speaking with developers, they have the feeling that the Planning Board is not receptive to these types of subdivisions.

Motion carried unanimously (Ellsworth, Hemingson, Wilkey, Taylor, and Connolly).

Motion made by Mr. Wilkey, seconded by Mrs. Hemingson, to approve the Notice of Decision of June 14, 2005 as submitted. Motion carried unanimously (Ellsworth, Hemingson, Wilkey, Taylor, and Connolly).

IV. Any other business to come before the meeting.

- ❖ Conservation Design Subdivisions—Planning Board discussed the timeline of scheduling a meeting in which the Board would invite individuals to speak with the Board about the different aspects of Conservation (cluster) Design. Due to conflicting schedules during the summer months, the Board agreed to schedule the meeting sometime in September.

VI. Adjournment.

Chairman Ellsworth declared the meeting adjourned at 7:36 PM. The next regularly scheduled meeting of the Planning Board is Tuesday, August 9, 2005 at 7:00 PM in the Town Hall.

Karen L. Robertson

Planning Director

In accordance with RSA 677:15, any person(s) aggrieved by any decision of the Board concerning the application(s) may present to the Superior Court a petition, duly verified, setting forth that such a decision is illegal or unreasonable in whole or part and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within thirty (30) days after the Board's final decision regarding the application in question has been filed and becomes available for public inspection in the Planning Office.