

Hopkinton Planning Board
Minutes
August 9, 2005

Chairman Bruce Ellsworth opened the Hopkinton Planning Board public hearing of Tuesday, August 9, 2005, at 7:00 PM in the Town Hall. Members present: Celeste Hemingson, Clarke Kidder, Jane Bradstreet, Michael Wilkey, Edwin Taylor, and Cettie Connolly.

I. Review of the Notice of Decision and Minutes of July 12, 2005.

Motion made by Mrs. Connolly, seconded by Mr. Wilkey, to approve the Minutes of July 12, 2005 as submitted. Motion carried unanimously (Ellsworth, Taylor, Wilkey, Connolly, Bradstreet, and Hemingson). Clarke Kidder abstained from voting as he was not present at the July 12, 2005 hearing.

Motion made by Mrs. Connolly, seconded by Mr. Wilkey, to approve the Notice of Decision of July 12, 2005 as submitted. Motion carried unanimously (Ellsworth, Taylor, Wilkey, Connolly, Bradstreet, and Hemingson). Clarke Kidder abstained from voting as he was not present at the July 12, 2005 hearing.

II. Conceptual Consultations

There were no conceptual consultations.

III. Applications—

#2005-15 Andres Hogblom—Carl Foley of Meridian Land Services addressed the Planning Board presenting a subdivision plan of a proposed two (2) lot subdivision of property owned by H.J. Parmalee and Anders Hogblom, located off Patch Road in the R-4 (residential/agricultural) district, shown on Tax Map 260 as Lot 19. The proposed subdivision involves the creation of a 50-acre lot which includes an existing residence and a remaining lot consisting of 270 acres. Due to the size of the parcels, Mr. Foley requested that the Planning Board waive the following items from the subdivision review checklist: Topographic features, contours, surface drainage features, including wetlands, soil location and types, all other features, and setback dimensions.

Chairman Ellsworth asked Mr. Hogblom whether he had plans in the immediate future to further subdivide/development the remaining acreage. Mr. Hogblom replied no, indicating the intent of the subdivision currently before the Board is to subdivide out 50-acres with the existing farm. The 50-acres is an amount that Mr. Hogblom believed to be sufficient for the farm.

When asked about the configuration of the proposed 50-acre lot, Mr. Foley advised of the fact that once he had walked the property he realized that an existing area that is surrounded by stonewalls actually consisted of the 50-acres that Mr. Hogblom wished to subdivide out. Otherwise, there was no other reason or intentions for the proposed lot configuration. Mrs. Hemingson expressed concern with the design as presented that would allow, at some point in the future, sufficient room for the construction of a loop road on the remaining parcel. She suggested that the Planning Board should consider the configuration and how it may impact future development of the property.

Mr. Kidder noted that during a conceptual consultation the Planning Board agreed to allow a compass and tape survey of the property and to waive the requirement of delineation of wetlands.

Mr. Wilkey, seconded by Mrs. Bradstreet, moved acceptance of Application #2005-15 for consideration. Motion carried unanimously (Ellsworth, Hemingson, Kidder, Bradstreet, Wilkey, Taylor, and Connolly).

Susan Ware of Patch Road addressed the Board questioning whether the new 50-acre parcel and remaining acreage would be co-owned by Mr. Hogblom and Mr. Parmalee. In response, Mr. Hogblom replied yes.

Cindy Salsbury of Rollins Road addressed the Board questioning whether Mr. Hogblom and Mr. Parmalee intend to place any of their property in conservation easement. Mr. Foley responded that there are no plans, at this time, to place any of the property in conservation easement. The property will remain a wooded forest.

Mr. Wilson of Main Street in Hopkinton Village questioned why there is an interest in subdividing the property if there are no plans for further development and the property is to remain co-owned. In response, Mr. Hogblom stated that the intent of the subdivision is to identify an area of property around the farm.

Carl Woetzel of Patch Road addressed the Planning Board recalling when the property was purchased by Mr. Hogblom from Norris Patch. Mr. Woetzel suggested as part of the sale of the property there may have been a restriction concerning any future subdivision. Following review of the deed of the property Mr. Foley indicated that there were no subdivision restrictions.

Mrs. Hemingson again expressed concern with the design of the subdivision. The subdivision as proposed leaves frontage on both the Class V and Class VI portions of Patch Road, so to allow for the possibility of a loop road should the remaining acreage be subdivided. Chairman Ellsworth agreed that there is a possibility of constructing a loop road that would have access from what is currently the Class V and Class VI portions of Patch Road; however, in order for a new road to access onto the current Class VI portion of Patch Road that portion of the Class VI road would have to be reclassified as Class V. Reclassification of the road would have to be approved by Town Meeting. Chairman Ellsworth also noted that the 50-acre lot as configured would have in excess of 1200 feet of frontage along the Class V portion of the road, so that if there were an interest in re-subdividing either parcel and constructing a loop road it appears that it could

occur off of the Class V portion of Patch Road with no need for the reclassification of the Class VI portion of the road.

Mary Cowan of Old Henniker Road in Hopkinton Village addressed the Planning Board noting that the property in question is one of the most prestigious properties within the community. She suggested that the Board consider all aspects of the subdivision by not granting all of the waivers and requesting the Applicant to come back before the Planning Board with additional information.

Following discussion, Mrs. Connolly, seconded by Mrs. Bradstreet, moved to approve Application #2005-15 as presented, including the granting of the waivers requested. Motion carried unanimously (Ellsworth, Hemingson, Kidder, Bradstreet, Wilkey, Taylor, and Connolly).

#2005-16 Jacques Belanger—Jacques Belanger of J.E. Belanger Land Surveying addressed the Planning Board presenting a subdivision plan of a proposed lot line adjustment and three (3) lot subdivision involving properties owned by Sarah Dustin and Roberta Nichols, located off Dustin Road in the R-3 (low density residential) district, shown on Tax Map 224 as Lots 35.2 and 36. Mr. Belanger noted that he was involved in the 2002 subdivision of Lot 35.2, so that he is very familiar with the property. The wetlands were delineated in 2002 and consist of two very small areas on the property. The subdivision plan presented involves the creation of three lots ranging in acreage from 3.4 acres to 6.57 acres. Ms. Dustin proposes to sell one lot and place the remaining two lots in current use.

Mr. Wilkey expressed concern with the configuration of the subdivision as proposed. Ms. Dustin noted that she had been before the Planning Board for two conceptual consultations with two different subdivision plans. Following discussion with the Planning Board, the plan presented was the most appropriate design in order to allow sufficient acreage for two of the parcels to be placed in current use. Furthermore, Ms. Dustin explained how the configuration of the lots would not differ from others in the neighborhood.

Mrs. Connolly recalled conceptual review of Ms. Dustin's plans recommending the "dog leg" configuration of the lots as compared to another design she had submitted.

Following discussion, Mr. Kidder, seconded by Mrs. Bradstreet, moved to accept Application #2005-16 for consideration. Motion carried unanimously (Ellsworth, Hemingson, Kidder, Bradstreet, Wilkey, Taylor, and Connolly).

Byron Carr of Burnham Intervale Road questioned whether there would be any additional run-off into the Contoocook River as a result of the subdivision. In response, Mr. Belanger noted that there are existing drainage features, such as culverts, along the street. Additionally, due to the proximity of the subdivision to the river there should be no affects as a result of the subdivision.

Mrs. Hemingson, seconded by Mrs. Bradstreet, moved approval of Application #2005-16 as presented. Motion carried unanimously (Ellsworth, Hemingson, Kidder, Bradstreet, Wilkey, Taylor, and Connolly).

#2005-17 Roger & Josephine French—Mr. and Mrs. French addressed the Planning Board requesting approval of a reclamation plan of a small gravel pit located off Clement Hill Road in the R-2 (medium density residential) district, shown on Tax Map 209 as Lot 49.

Mrs. French explained their intentions to reclaim the gravel pit by planting grass, wildflowers, and constructing a small pond. Restoration will include all slopes to be 2:1 and the placement of loam and seed. Mr. and Mrs. French intend to construct a residence at what is now the base of the gravel pit.

Mrs. Bradstreet, seconded by Mrs. Connolly, moved acceptance of Application #2005-17 for consideration. Motion carried unanimously (Ellsworth, Hemingson, Kidder, Bradstreet, Wilkey, Taylor, and Connolly).

There was no one present wishing to provide public testimony.

Mr. Wilkey questioned whether there would be any oil or lead products in the ground as a result of the use the pit. In response, Mr. French replied no, explaining how utilization of the gravel pit was very limited.

Mr. Taylor noted that he had reviewed the plan in comparison with RSA 155:E and believes that the plan is in compliance with the requirements.

Following brief discussion, motion made by Mr. Kidder, seconded by Mrs. Bradstreet, to approve Application #2005-17 as presented. Motion carried unanimously (Ellsworth, Hemingson, Kidder, Bradstreet, Wilkey, Taylor, and Connolly).

There was brief discussion concerning the reclamation time table. It was understood that reclamation will occur at the same time as construction of Mr. and Mrs. French's new residence.

IV. Any other business to come before the meeting.

General discussion concerning the following:

- ❖ Build-Out Analysis
- ❖ Capital Improvement Plan Yr. 2006-2015
- ❖ Road Construction Standards

VI. Adjournment.

Chairman Ellsworth declared the meeting adjourned at 8:55 PM. The next regularly scheduled meeting of the Planning Board is Tuesday, September 13, 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.