

HOPKINTON PLANNING BOARD
Notice of Hearing
January 10, 2006

Notice is hereby given that the Hopkinton Planning Board will hold a Public Hearing on Tuesday, January 10, 2006, beginning at 6:30 PM in the Town Hall to review the following:

I. Public Hearing concerning the following proposed amendments to the Hopkinton Zoning Ordinance:

- To readopt Section XIII Growth Management and Innovative Land Use Control Ordinance for an additional five (5) years. Currently, according to paragraph 13.6, this Ordinance shall expire at the Annual Town Meeting in 2006 unless re-adopted.
- To amend Section XIII, subsection 13.4 (b) Indicators of Growth Impact by clarifying that the most recently published average annual population growth for Hopkinton would be used in determining whether the population growth exceeds the same average of the combined seven abutting communities.
- To amend Section XIII, subsection 13.4 (c) Indicators of Growth Impact by clarifying that the number of public students enrolled or projected for the coming year for the combined schools, rather than individual schools, in the Hopkinton school system would be used in determining whether the enrollment exceeds ninety (90) percent of its stated capacity.
- To amend Section XIII, subsection 13.4 (d) Indicators of Growth Impact by clarifying that the average annual full value tax rate for Hopkinton will be compared to average annual full value rates of the combined seven abutting communities.
- To amend Section XIII, subsection 13.4 (f) Indicators of Growth Impact by specifying that the number of public students enrolled or projected for the coming year for the combined schools, rather than individual schools, in the Hopkinton school system would be used in determining whether the enrollment exceeds one hundred (100) percent of its stated capacity.

II. Review of the Minutes and Notice of Decision of December 13, 2005.

III. Conceptual Consultations—Conceptual consultation phase provides an opportunity for a property owner or agent to outline, in very general terms, the type of subdivision or use that is anticipated and to identify potential problems early in the process thereby saving time and/or unnecessary expense to redesign at a later date.

IV. Applications—

#2005-22 Herrick Mill Work, Inc.—Applicant requests Site Plan Review approval to construct a new 50,000 square foot warehousing and distribution facility. The property is located at 290 Burnham Intervale Road in the M-1 (industrial) district, shown on Tax Map 220 as Lot 23.2. This is a continuation of the October 11, 2005 public hearing.

#2005-27 Francis Chase—Applicant requests approval of six (6) single-family residential lots accessed by a proposed new roadway. The property is owned by Francis & Ellen Chase, located off Irish Hill Road in the R-4 (residential/agricultural) district, shown on Tax Map 237 as Lot 36. This is a continuation of the November 8, 2005 public hearing.

#2005-28 Shadrack Wilson, Jr.—Applicant requests approval of ten (10) single-family residential lots accessed by a proposed new roadway. The property is located off Clement Hill Road in the R-2 (medium density residential) district, shown on Tax Map 209 as Lot 45.1. This is a continuation of the December 13, 2005 public hearing.

#2005-29 Vincent Gamble—Applicant requests approval of a subdivision and annexation involving properties located off Willoughby Road in the R-4 (residential/agricultural) district, shown on Tax Map 150 as Lots 15 and 15.1. The subdivision will not create new lots.

#2005-30 Larry Ehlinger—Applicant requests Site Plan Review approval to operate an agricultural use boarding, breeding and training equines. As part of the agricultural use, the Applicant will construct a new arena and barn. The property is located at 100 Chase Farm Road in the R-4 (residential/agricultural) district, shown on Tax Map 243 as Lot 20.

V. Any other business to legally come before the meeting.

Bruce Ellsworth
Chairman

Note: The Planning Board reserves the right to adjourn the public hearing at 11:00 PM. All remaining applications that have not been reviewed will be rescheduled for review at the Planning Board's next scheduled public hearing.