

Hopkinton Planning Board
Minutes
October 9, 2007

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, October 9, 2007, at 7:00 PM in the Hopkinton Town Hall. Members present: Jane Bradstreet, Cettie Connolly, Bethann McCarthy and Edwin Taylor.

I. Review of the Minutes and Notices of Decision of September 11, 2007.

Motion made by Mrs. Connolly, seconded by Mrs. Bradstreet, to accept the Minutes of September 11, 2007 as presented. Motion carried unanimously (Bradstreet, Connolly, McCarthy, Taylor and Ellsworth).

Motion made by Mrs. Connolly, seconded by Mrs. Bradstreet, to accept the Notice of Decision of September 11, 2007 as presented. Motion carried unanimously (Bradstreet, Connolly, McCarthy, Taylor and Ellsworth).

II. Applications/Public Hearing:

#2007-15 Cellco Partnership d/b/a Verizon Wireless—Attorney Jessica Nyland, on behalf of Cello Partnership, addressed the Planning Board to review Cello Partnership's application to construct a wireless telecommunications facility, including a 90-foot monopine-style telecommunications towers and related equipment shelter within a fenced-in compound on a leased parcel of land owned by George Brown, located at 845 Upper Straw Road in the R-4 (residential/agricultural) district, shown on Tax Map 265, Lot 16. Review was a continuation of the September 11, 2007 meeting.

Attorney Nyland presented revised plans showing the following:

- The length of the driveway to the facility as 2,065 lineal feet.
- Reconfiguration of the driveway to preserve as many trees as possible.
- Dimensions of fenced-in area.
- Width of access drive as 12-feet.
- Reconfiguration of that part of the drive that enters into the larger leased area.
- Photograph images of mono-pines located in Vermont and Maine for the Planning Board to consider.

David Tivnan of VitalSite Services referred to the photograph images asking for the Planning Board's recommendation as to the style of mono-pine the Board would prefer to be erected. He noted that he has requested construction brochures and once available he will provide the Board with copies. Following review of the photographs, the Board informed Mr. Tivnan of their preferred mono-pine.

Mrs. Robertson advised that Notification of Regional Impact had been provided to the Central NH Regional Planning Commission and the City of Concord. The Board was in receipt of responses by both parties requesting preservation of the trees to

the north of the proposed tower so as to screening screen the facility from Dimond Hill Farm. Mrs. Robertson suggested the Planning Board consider a similar Brush and Tree Cutting Restriction that was imposed on U.S. Cellular and signed by the Browns in an effort to screen the facility from Dimond Hill Farm. Mrs. Robertson agreed to provide copies of the agreement to the Planning Board and Attorney Nyland.

Due to the fact that the Propagation Engineer was not present at the meeting, Mr. Tivnan and Attorney Nyland requested that the information concerning the propagation coverage be presented at the Board's next scheduled meeting. Board unanimously agreed.

There was no present wishing to provide public testimony.

Motion made by Mrs. Bradstreet, seconded by Mrs. Connolly, to continue Application #2007-15 to the Board's November 13, 2007 meeting. Summary of information to be reviewed:

- Specifications re brand and design of mono-pine tree.
- Analysis as to the percent of difference of coverage at the two levels (78-feet and 90-feet), beginning at 100 percent.
- Committal as to limits of tree removal in the easement area.
- Propagation maps showing the coverage available to Verizon from the site of the U.S. Cellular tower.
- Balloon test scheduled for November 3rd from 9 AM to 12 Noon with a rain date of November 4th from 9 AM to 12 Noon. A back-up date of the following weekend was established in the case inclement weather conditions,

Motion carried unanimously (Bradstreet, Connolly, McCarthy, Taylor and Ellsworth).

#2007-16 Jack Porter—Mr. Porter addressed the Planning Board requesting Site Plan Review approval to convert space in existing building from office into residential/office. The property is owned by Louisa Porter, located at 881 Main Street in the VB-1 (village commercial) district, shown on Tax Map 101 as Lot 5.

The space in question is located in the main building at 881 Main Street and was formerly occupied by SphereOptics. Mr. Porter reviewed the floor plan indicating minor interior modifications would be needed to accommodate the residential use. The space was reviewed by the Code Enforcement/Fire Inspector with no concerns raised.

A review of the site plan of the property had shown that there would be no exterior changes to building or property. The site presently has more than adequate parking with 24-parking spaces existing.

Motion made by Mrs. Bradstreet, seconded by Mrs. Connolly, to accept Application #2007-16 as complete and for consideration. Motion carried unanimously (Bradstreet, Connolly, McCarthy, Taylor and Ellsworth).

There was no one present wishing to give public testimony.

Motion made by Mrs. McCarthy, seconded by Mr. Taylor, to approve Application #2007-16 as presented. Motion carried unanimously (Bradstreet, Connolly, McCarthy, Taylor and Ellsworth).

#2007-17 J.E. Belanger Land Surveying—Jacque Belanger representing John Nesbit addressed the Planning Board requesting approval of a lot line adjustment involving properties owned by W. John Nesbitt, shown on Tax Map 209 as Lot 17, and Wayne Patenaude, shown on Tax Map 202 as Lot 2. The properties are located off Rolfe Pond Drive in the R-2 (medium density residential) district.

In reviewing the lot line adjustment plan, Mr. Belanger had advised that Mr. Nesbit's property currently consists of .21 acres. Mr. Nesbit had approached Mr. Patenaude requesting to purchase approximately .04 acres to accommodate an existing shed that is shown located on Mr. Patenaude's property, but is owned by Mr. Nesbit. Mr. Patenaude has agreed to the lot line adjustment and the plan presented will include the signatures of Mr. Nesbit and Mr. Patenaude.

The Board briefly discussed the fact that Rolfe Pond Drive is a private right-of-way used by residence along Rolfe Pond. The property consisting of the right-of-way is actually part of a much larger parcel owned by Mr. Patenaude.

Motion made by Mrs. Bradstreet, seconded by Mrs. Connolly, to accept Application #2007-17 as complete and for consideration. Motion carried unanimously (Bradstreet, Connolly, McCarthy, Taylor and Ellsworth).

There was no one present wishing to provide public testimony.

Motion made by Mrs. Bradstreet, seconded by Mrs. Connolly, to approve Application #2007-17 as presented. Motion carried unanimously (Bradstreet, Connolly, McCarthy, Taylor and Ellsworth).

III. Planning Consultant Carolyn Russell—Mrs. Russell met with the Planning Board to finalize draft revisions to the Subdivision Regulations, Section IV General Principles and Design and Construction Standards for Subdivisions.

The Board briefly discussed whether it is realistic to provide for an optional village layout design. The village design is intended to meet the rural standards while providing minimum guidelines for residential village layouts. For example, the standards may include specific requirements as to the proximity and overall size of

buildings, including garages and secondary structures. Other items addressed would include sidewalks and streetscapes.

Following discussion, the majority of the Board members agreed to not include an optional village layout design in the Subdivision Regulations. While the Board believed that the layout of land in Hopkinton would unlikely encourage a village layout, Board members agreed that some of the design standards could be considered by the Planning Board at the time of review of subdivision applications. In particular, the Planning Board might consider the design and proximity of buildings, including garages and secondary structures.

Lastly, the Board agreed to changes to the certification requirement for the landscaping plan.

Once the revisions have been finalized, the Planning Board will go forward and schedule the necessary public hearing.

IV. Other Business.

- Zoning Amendments for March 2008 Annual Town Meeting – Mrs. Robertson will request input from members of the Planning Board prior to the November 13th meeting. It was suggested that the Planning Board wait a year before proposing additional amendments for consideration by the Voters. This was in light of the fact that there were substantial amendments proposed last year.

V. Adjournment.

There being no further business, Chairman Bruce Ellsworth declared the meeting adjourned at 8:40 PM. The next scheduled meeting of the Planning Board is Tuesday, November 13, 2007 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 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.