

Hopkinton Planning Board
Minutes
February 13, 2007

Acting Chairman Michael Wilkey opened the Hopkinton Planning Board public hearing of Tuesday, February 13, 2007, at 7:00 PM in the Parish Hall at St. Andrew's Church. Members present: Vice Chairman Timothy Britian, Celeste Hemingson, Bethann McCarthy, and Alternates Edwin Taylor and Cettie Connolly. Members absent: Chairman Bruce Ellsworth, Clarke Kidder, and Jane Bradstreet.

I. Conceptual Consultations—There were no conceptual plans presented.

II. Applications—

#2007-1 Stephen & Christine Stockwell—Stephen and Christine Stockwell addressed the Planning Board presenting a site plan of property owned by Park Avenue Plaza, Inc., located at 54 Park Avenue in the VB-1 (village commercial) district, shown on Tax Map 101 as Lot 67. Mr. and Mrs. Stockwell propose to lease space to operate a professional office whereby they would provide physical therapy services.

Richard Fournier, owner of the property, addressed the Board explaining that Mr. and Mrs. Stockwell propose to operate their business in space formerly utilized by Video Junction. There will be no changes to the exterior of the property; however, there will be changes to the interior walls in an effort to provide space dedicated for specific types of therapy services.

Mr. Stockwell noted that they propose to utilize the existing sign; however, changes will be made to the vinyl insert advertising the business.

Motion made by Mrs. Connolly, seconded by Mrs. Hemingson, to accept Application #2007-1 for consideration. Motion carried unanimously (McCarthy, Britain, Hemingson, Connolly, Taylor and Wilkey).

Mrs. Hemingson asked for explanation as to the different types of services that will be offered. In response, Mr. Stockwell stated that they will provide physical therapy and personal training. In addition, Mrs. Stockwell intends to offer prenatal and post-partum classes. Hours of operation will be from 7:00 AM to 7:00 PM. Mr. Fournier noted that his store hours are currently 8:00 AM to 8:00 PM with the other tenants being open as late as 11:00 PM.

Mr. Wilkey questioned whether there will be a need for handicapped access in compliance with the American Disabilities Act (ADA). Mr. Stockwell replied yes, indicating that the facility will meet ADA requirements. Mr. Wilkey then suggested that there may be a need for a parking space closer for those with special needs. Mr. Fournier stated that there is sufficient room to dedicate a special needs parking space closer to the business. He suggested that the change in the parking will be considered during the Spring.

Mrs. Stockwell indicated that there will be two-clients at the business at one time. All clients are seen by appointment only with the length of their stay dependent upon their needs.

The Board reviewed a plan of the proposed interior layout of the business. Mr. Stockwell explained that there will be space dedicated for gym equipment and a counter area for a computer workstation.

Mr. Wilkey inquired as to whether the bathroom will meet ADA requirements. Mr. Stockwell replied yes.

Motion made by Mrs. Hemingson, seconded by Mr. Britain, to approve Application #2007-1 as presented. Motion carried unanimously (McCarthy, Britain, Hemingson, Connolly, Taylor and Wilkey).

III. Voluntary Mergers of Pre-Existing Lots (RSA 674:39-a).

- Voluntary Merger (RSA 674:39-a)—Request of Gail R. Ellsworth Revocable Trust of 1998 to merge two (2) contiguous lots for zoning and taxation purposes. The lots are located off Tamarack Road shown on Tax Map 211 as Lots 15 and 16.

Motion made by Mrs. McCarthy, seconded by Mrs. Connolly, to approve the merger as presented. Motion carried unanimously (McCarthy, Britain, Hemingson, Connolly, Taylor and Wilkey).

- Voluntary Merger (RSA 674:39-a)—Request of Michael E. & Anne L. Ball to merge two (2) contiguous lots for zoning and taxation purposes. The lots are located off Spring Street shown on Tax Map 221 as Lots 135 and 136.

Motion made by Mrs. Hemingson, seconded by Mr. Britain, to approve the merger as presented. Motion carried unanimously (McCarthy, Britain, Hemingson, Connolly, Taylor and Wilkey).

- Voluntary Merger (RSA 674:39-a)—Request of The Cross Family Revocable Trust of June 25, 2004 to merge two (2) contiguous lots for zoning and taxation purposes. The lots are located off Rockwood Circle shown on Tax Map 225 as Lots 24 and 25.

Motion made by Mr. Britain, seconded by Mrs. Hemingson, to approve the merger as presented. Motion carried unanimously (McCarthy, Britain, Hemingson, Connolly, Taylor and Wilkey).

IV. Applications (continued)—

#2007-2 Frank & Lois Mrozek—Surveyor Webster Stout addressed the Planning Board presenting a plan of a proposed two-lot subdivision of property owned by Frank and Lois Mrozek, located off Little Frost Road in the R-4 district, shown on Tax Map 237 as Lot 45.

Mr. Stout advised that the proposed subdivision will create one new building lot. He further noted that the plan presented will be revised to reflect the correct amount of frontage.

Mrs. Connolly inquired about the location of the flood plain as it relates to the proposed lot. In response, Mr. Stout noted that the flood plain elevation follows along the property line and will not affect the building lot.

Motion made by Mr. Britain, seconded by Mrs. Connolly, to accept the Application #2007-2 for consideration. Motion carried unanimously (McCarthy, Britain, Hemingson, Connolly, Taylor and Wilkey).

Motion made by Mrs. Hemingson, seconded by Mrs. Connolly, to approve Application #2007-2 with the condition that the plan be revised to reflect the correct frontage dimension. Motion carried unanimously (McCarthy, Britain, Hemingson, Connolly, Taylor and Wilkey).

V. Capital Improvements Plan for year ending December 31, 2007.

The Planning Board briefly discussed the Capital Improvements Plan and whether the Board should actually be considering the cost of the projects when considering the adoption of the Plan. Following discussion, the Board agreed that the costs of projects are not a consideration of the Planning, but rather the Board will consider how each project relates to the Town's Master Plan. The Board agreed to table review to Wednesday, February 21, 2007, at 7:00 PM, Town Hall, at which time the Board will compare the projects with the Master Plan and prioritize the projects as proposed.

VI. Adjournment.

There being no further business, Mr. Wilkey declared the meeting adjourned at 8:45 PM. The next scheduled meeting of the Planning Board is Tuesday, March 20, 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 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.