

Hopkinton Planning Board
Minutes
March 20, 2007

Chairman Bruce Ellsworth opened the Hopkinton Planning Board public hearing of Tuesday, March 20, 2007, at 7:00 PM in the Hopkinton Town Hall. Members present: Vice Chairman Timothy Britain, Bethann McCarthy, Jane Bradstreet, Michael Wilkey and Alternates Edwin Taylor and Cettie Connolly. Member absent: Celeste Hemingson.

- I. Conceptual Consultations**—Peter Russell, owner of property located 228 Bound Tree Road, addressed the Planning Board explaining that he had purchased the property a number of years ago from William Gerrard. Mr. Gerrard operated his business out of the existing structure. Following the purchase of the property, Joshua Russell operated his landscaping business from the property, which was later operated by Angie Wright. While Mr. Russell's landscaping business is no longer being operated from the building, Mr. Russell proposes to rent space within his building to John Prewitt who currently operates his own landscaping business from property in Concord. Mr. Prewitt would store and repair, as needed, his equipment within the building. Additionally, Mr. Russell is proposing to construct an addition to the building that would be utilized by Mr. Russell for storage of his own personal equipment. Space would also be rented to a neighbor who would store and work on his own construction equipment within the building during the winter months.

Lastly, Mr. Russell presented a drawing of a future addition which would provide additional storage units for people that may be in need of space to store equipment, cars, boats, or other personal items. The proposal is to construct two additional garage bays now and construct the additional spaces as needed.

The Planning Board briefly reviewed the information presented and suggested that Mr. Russell apply to the Zoning Board of Adjustment for a special exception in accordance with Tables of Uses 3.6.G.12 which references closed storage of raw materials, finished goods or construction equipment. In addition to the special exception, site plan review by the Planning Board will be required.

- II. Applications**—There were no applications for review.

- III. Presentation of Findings of Fact as part of the Indicators of Growth Impact based on Section 13.4 of the Hopkinton Zoning Ordinance (see attached report). Planning Board will take action as provided for in Section XIII of the Zoning Ordinance.**

The Planning Board reviewed a report of Indicators of Growth Impact as outlined in Section XIII of the Growth Management Innovative Land Use Control Ordinance. Following review, the Board unanimously agreed to issue a Notice of Growth Impact based on the following findings:

13.4 (a) 13.4 (a) – Building Permits – The average percent increase in building permits for dwelling units in Hopkinton for the past five (5) years exceeds the average of the combined seven (7) abutting communities. The 2002/2006 percent change for Hopkinton was 4.8 percent; while the average of the combined seven abutting communities was -29.9 percent.

13.4 (C) – School Enrollment – The number of public students enrolled for the current and coming year exceeds 90 percent of the District capacity for all schools combined. The 2006/2007 percent enrollment based on District capacity is 96.2 percent. The 2007/2008 projected capacity is 92.3 percent.

13.4 (d) – 2006 Full Value Tax Rate – The annual full value tax rate for Hopkinton exceeds the average annual full value tax rate of the combined seven (7) abutting communities. Hopkinton's 2006 full value tax rate was \$21.05 or 115.3 percent as compared to \$18.26 or 102 percent which was the average annual full value tax rate of the combined seven abutting communities.

As the Planning Board, through its monitoring, finds that indicators 13.4 (a), (c), and (d) has occurred the Planning Board hereby invokes the requirement of Phasing of all residential developments as provided in Section 13.6 of the Hopkinton Zoning Ordinance and Section 2.3.9 of the Hopkinton Subdivision Regulations. The Phasing requirement is intended to assist in the Planning Board's efforts to insure that the rate of residential growth does not unreasonably interfere with the Town's ability to provide services. The next review of the Indicators of Growth Impact will be six (6) months.

IV. Review of the Minutes and Notices of Decision of January 9 and February 20, 2007.

Review of the Minutes and Notice of Decision of January 9, 2007 was deferred to the April 10, 2007 meeting.

Motion made by Mr. Wilkey, seconded by Mrs. Bradstreet, to approve the Minutes and Notice of Decision of February 20, 2007 as presented. Motion carried unanimously.

V. Other Business.

- Mr. Britain and Mr. Wilkey expressed interest in being reappointed to the Planning Board for a three-year term.
- Planning Board agreed to recommend to the Board of Selectmen the appointment of Clarke Kidder as alternate member of the Board.
- Motion made by Mr. Britain, seconded by Mrs. Bradstreet, to reappoint Bruce Ellsworth as Chairman of the Planning Board. Motion carried unanimously.

- Motion made by Mrs. Bradstreet, seconded by Mrs. McCarthy, to reappoint Timothy Britain as Vice Chairman of the Planning Board. Motion carried unanimously.
- Planning Board requested that notification be sent to Francis Chase advising of the expiration of his subdivision due to the lack of active and substantial development within 12 months after the date of approval (See RSA 674:39). Planning Board approved the subdivision on March 21, 2006, for the purpose of creating six (6) single family residential lots to be accessed by a new roadway. It is understood that reapplication to the Planning Board shall be in accordance with the Conservation Design Ordinance adopted by the Voters on March 13, 2007.

VI. Adjournment.

There being no further business, Chairman Ellsworth declared the meeting adjourned at 7:30 PM. The next scheduled meeting of the Planning Board is Tuesday, April 10, 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.