

Hopkinton Planning Board
Minutes
May 21, 2007

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Monday, May 21, 2007, at 7:00 PM in the Hopkinton Town Hall. Members present: Bethann McCarthy, Jane Bradstreet, Celeste Hemingson, Scott Flood and Alternates Edwin Taylor, Cettie Connolly and Clarke Kidder.

I. Conceptual Consultations—There were no conceptual consultations.

II. Applications/Public Hearing—

#2007-7 Sandy Bender/Hopkinton Village Precinct—Sandy Bender addressed the Planning Board presented plans of a lot line adjustment involving a lot owned by himself and a lot owned by the Hopkinton Village Precinct. The properties are located off Briar Hill Road in the R-4 (residential/agricultural) district, shown on Tax Map 250 as Lots 6 and 8.

In 1964, the property that now contains the Hopkinton Village Precinct wells was deeded to the Precinct by a Mr. Heino. In 2005, Mr. Bender purchased the adjacent parcel that contains his residence. At the time of purchase, Mr. Bender was advised of the location of the property boundaries; however, in 2006 the Hopkinton Village Precinct had their property surveyed at which time it was determined that Mr. Bender's septic system and outbuildings were located on Hopkinton Village Precinct property. In an effort to rectify the situation Mr. Bender and the Hopkinton Village Precinct had entered into an agreement as to the location of the property line. The agreement was approved by the Precinct's Annual Meeting.

Precinct Commissioner Craig Dunning addressed the Board to confirm what was represented to the Board by Mr. Bender.

Motion made by Mrs. Bradstreet, seconded by Clarke Kidder, to accept Application #2007-7 as presented. Motion carried unanimously (McCarthy, Bradstreet, Hemingson, Ellsworth, Taylor, Connolly and Kidder).

There was no public testimony provided.

Motion made by Mrs. Bradstreet, seconded by Mrs. Connolly, to approve Application #2007-7 with the following conditions:

- 1) Transfer of ownership of that portion of the property from the Hopkinton Village Precinct to Sandy Bender.
- 2) Recording of the final plat at the Merrimack County Registry of Deeds.

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

III. Work Session – Revisions to the Subdivision Regulations in an effort to update the procedure for submitting applications and plans.

Planning Consultant Carolyn Russell reviewed with the Planning Board a draft of a proposed amendment to the Subdivision Regulations that would involve the replacement of the existing Section 2.2 Preliminary Consultation with a new Section 2.2 entitled, Pre-Application Conference. The purpose of the pre-application conference is to discuss the characteristics of the site and proposed plan for development in conceptual terms. The pre-application conference is further designed to acquaint the potential applicants with the formal application process and particular information that the Planning Board may request, to suggest methods for resolving possible problems in the development, design and layout, and to make the potential applicant aware of any pertinent recommendations in the Master Plan, Zoning, or Regulations to the property in question.

The Board discussed the fact that all application intended to go before the Planning Board must follow the requirements of the Pre-Application Conference. This would include those requesting to be exempt from the requirement of the Conservation Design Ordinance.

Selectmen's representative Scott Flood joined the Board for the remainder of the meeting.

It was agreed that the Planning Board would retain the opportunity for conceptual consultations which would allow applicants to discuss their property with the Planning Board without having to file an application. Following the conceptual consultation there would be a pre-application application and then a formal application filed.

Lastly, the Board agreed to make minor revisions to wording that will provide information as to the difference in the Pre-Application Conference and Conceptual Consultation review process.

A public hearing to adopt the proposed revisions will be scheduled for Tuesday, June 12, 2007, at 7:00 PM, Town Hall. The next scheduled work session will be held at 6:00 PM on that same day.

IV. Other business to legally to come before the meeting—

Putney Hill Road—Resident Beth Taylor briefly addressed the Planning Board to express concern with the proposed cutting of trees and reconstruction of Putney Hill Road which is designated as a Scenic Road. Ms. Taylor advised that reconstruction work was to begin within the next day or two along Putney Hill Road. The work will include the cutting of approximately 50 trees without the necessary permission from the Planning Board.

In response, Chairman Ellsworth informed Ms. Taylor that she would need to speak with the Board of Selectmen with regards to concerns of reconstruction of the road; however, in the meantime, the Planning Board may initiate the necessary public hearing for the removal of trees along the road as it is designated as scenic road. Ms. Taylor discussed her efforts to discuss her concerns with the Selectmen, noting that it is the Planning Board's responsibility to address the matter.

Motion made by Mrs. Hemingson, seconded by Mrs. Bradstreet, that the Planning Board notifies the Board of Selectmen of a public hearing to be held on Tuesday, June 12, 2007, for the purpose of removing trees along Putney Hill Road, a scenic road. Additionally, the Planning Board requests that there be no cutting of trees along Putney Hill Road until such time as the hearing is held. Motion carried unanimously.

Capital Improvements Plan (CIP) for year ending 2008—Mrs. Robertson received permission to begin the process with the various departments. Following receipt of the proposed capital projects a schedule of meetings with the various departments will be outlined.

V. Adjournment.

There being no further business, Chairman Ellsworth declared the meeting adjourned at 9:18 PM. The next scheduled meeting of the Planning Board is Tuesday, June 12, 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.