

**HOPKINTON PLANNING BOARD**  
**Public Notice**  
**November 13, 2007**

Notice is hereby given that the Hopkinton Planning Board will meet on Tuesday, November 13, 2007, beginning at 6:30 PM in the Town Hall to review the following:

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- I. Pursuant to RSA 675:6 & 7, Planning Board will hold a public hearing on proposed amendments to the Hopkinton Subdivision Regulations.** Revisions proposed to Section IV: General Principles and Design and Construction Standards for Subdivisions. In particular, replacement of existing sections 4.4.1 and 4.4.11 of the Subdivision Regulations. A full-text of proposed amendments is available at Town Hall, Town Clerk's Office and on the Town's website [www.hopkinton-nh.gov](http://www.hopkinton-nh.gov).
- II. Review of the Minutes and Notices of Decision of October 9, 2007.**
- III. Conceptual Consultations.**
- IV. Other business to legally come before the meeting.**
- V. Applications/Public Hearing:**

#2007-15 Cellco Partnership d/b/a Verizon Wireless—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. This is a continuation of the October 9, 2007 hearing.

Bruce Ellsworth  
Chairman

**PROPOSED REVISIONS TO SECTION IV: GENERAL PRINCIPLES AND DESIGN AND CONSTRUCTION STANDARDS FOR SUBDIVISIONS**

Update all references to the “Water Supply and Pollution Control Commission” to the “New Hampshire Department of Environmental Services.”

**4.4 DESIGN STANDARDS**

The following design standards shall be observed in the layout of a subdivision and/or development of a site:

[Note: Replace existing 4.4.1 with the following]

**4.4.1 Lot Configuration and Design**

The following design standards are intended to improve the character and aesthetic qualities of development and to minimize impacts on natural and cultural features on the site. The Planning Board may require development plans to be certified by an individual with professional training in neighborhood design.

- (a) **Minimum Impact to Natural and Cultural Features** Individual lot lines and building envelopes shall, to the extent possible, conform to the natural contours of the site and be delineated to minimize negative impacts on the natural and cultural resources of the site as identified by the Planning Board and/or Site Inventory.
- (1) The location and orientation of individual building envelopes (and building sites) shall be designed to maintain the natural topography and drainage patterns, to preserve important natural features in their natural condition, to maximize the potential for use of passive solar energy for light and heat, to minimize disturbance of natural vegetated cover, and to minimize grading (cut and fill) and soil removal.
  - (2) The removal or disruption of historic, traditional, or significant uses, structures, or architectural elements shall be minimized.
  - (3) Significant trees, boundary trees, stone walls, wetlands and streams and other important natural features not included within the Designated Open Space should be incorporated along the edges of individual lots or along a path or roadway, rather than transected by lot lines or a roadway.
  - (4) The Planning Board may require the designation of undisturbed, naturally vegetated buffer strips of at least seventy-five (75) feet width around water resource features (e.g., lakes, ponds, streams,

wetlands) or other natural features that may be adversely affected by erosion or stormwater runoff. Such areas may be required to be revegetated if they were recently cleared prior to subdivision approval or cleared during construction.

- (5) Stream and wetland crossings shall be eliminated whenever possible. When necessary, stream and wetland crossings shall fully comply with state recommended design standards to minimize impacts to flow and animal passage.
  - (6) Building envelopes (and/or areas of contiguous clearing) shall generally be limited to a maximum area of 21,780 square feet (1/2 acre) for an individual building or up to 87,120 sq feet (2 acres) when multiple buildings are located on a common lot.
- (b) **Minimum Visual Impact** Individual lots and building envelopes shall be delineated so as to mitigate the visual impact of new development on views from existing roadways, adjacent properties, and offsite vantage points.
- (1) Building envelopes for each lot shall be adequately screened.
  - (2) Development within open fields shall be discouraged. If development must be located within open fields due to constraints elsewhere on the site, building envelopes should not be located on prime agricultural soils and/or should be located at the edges of the field to the maximum extent possible. Additional landscaping may be required to provide a sufficient visual buffer for new development.
  - (3) To the extent practical, building envelopes shall be delineated to maximize the privacy afforded to each dwelling unit, by, for example, positioning homes to eliminate direct sight lines to neighboring homes and to prevent a building from being positioned directly above (or “perched” above) another building on a vertical slope (unless an adequate separation distance and vegetated buffer exists or is provided).
  - (4) The Planning Board may require a vegetated buffer to provide screening between developments.
  - (5) For development within the R-2, R-3, and R-4 zoning districts variations in the front-line setbacks of building envelopes from the street are encouraged (consistent with variations in setbacks of surrounding properties), unless a village-style lot layout is proposed.
- (c) **Landscaping and Tree Preservation** At the request of Planning Board, an applicant shall prepare a detailed landscaping plan and/or tree preservation plan.

- (1) The landscaping plan shall identify the areas of existing natural cover to be retained as well as new landscaping to be provided on the site, including specific types and sizing of plantings (with a preference for native species). The landscaping plan should provide reasonable privacy for individual homes, provide a visual buffer of the development, and improve the overall aesthetics of the development.
    - i. The Planning Board may require revegetation of any setback or buffer area that was substantially cleared prior to or during the subdivision development to ensure adequate visual screening of the new development, particularly for setbacks to existing roadways and neighboring structures, or within the development itself.
    - ii. The Planning Board may require the planting of shade trees within all subdivision layouts where residential, commercial or industrial development is to take place.
  - (2) When requested by the Planning Board, the Landscaping Plan shall include a tree preservation plan, which shall identify all trees greater than 15 inches in diameter at 4 feet above the ground, indicate which trees will be retained, and detail a plan to protect those trees, including the root zone, during construction.
  - (3) Landscaping plans may be submitted to the Conservation Commission for its review.
- (d) **Additional Design Guidelines for Conservation Subdivisions**
- (1) Building envelopes on individual or common lots should be set back as far as possible from the boundary of the adjoining Designated Open Space, consistent with other design parameters of this section, to augment and protect the integrity of the open space area.
  - (2) Consideration should be given in the layout of the subdivision to provide each dwelling unit with access and/or views onto the Designated Open Space.
  - (3) At the discretion of the Planning Board, groupings of buildings in the R-2, R-3 and R-4 zones may be limited to no more than four (4) buildings (containing single or multiple dwelling units) together in a “pod” formation (on individual lots or on a common lot) with a vegetated buffer of 100-300 feet separating the groupings. Larger buffers (200-300 feet) may be required depending on the size of the proposed structures, the nature of the existing vegetation, and the elevation change in the area of concern.

**4.4.2.-4.4.10 [maintain existing sections 4.4.2-4.4.10]**

**[replace existing 4.4.11 with the following]**

**4.4.11 Designated Open Space**

- (a) The subdivision and development shall, whenever possible, preserve in their natural condition important natural features. The Planning Board may request an advisory opinion from the Conservation Commission in determination of the value of the natural features on a site, the boundaries of those natural systems, and the appropriateness of the proposed Designated Open Space to preserve the integrity and function of important natural features.
- (b) To the extent practical, the Designated Open Space shall be contiguous within the parcel and adjacent to existing undeveloped land on adjoining parcels to form a continuous, integrated open space system. Particular attention shall be paid to maintaining and expanding existing trail networks.
- (c) The Planning Board may require the dedication or reservation of some portion of the Designated Open Space within the subdivision for a park, playground, pathway(s), or other recreational or open space purposes, for the residents of the subdivision. The Planning Board may also require the developer to supply and plant such trees and shrubbery as are deemed compatible to the environmental design of the neighborhood. It shall also be stipulated by covenant upon the plan that such open spaces shall not contain signs other than street directional or place-name signs. Upon approval of the final plans and plantings, if the park is dedicated for public use, the maintenance of said landscaped areas shall be the responsibility of the community. If the park is solely for subdivision use, the maintenance of said landscaped areas shall be the responsibility of the residents of the subdivision.
- (d) No topsoil or vegetation shall be removed from the Designated Open Space, except in conformance with an approved management plan for the area or consistent with approved uses.
- (e) The boundaries of the Designated Open Space shall be clearly marked and identified as “No Disturbance” areas (except in areas identified for permitted uses requiring some disturbance or construction) prior to commencing construction activities, including tree cutting, grading, or site clearing.
- (f) To the maximum extent practical, a minimum of a seventy-five (75) foot undisturbed, naturally vegetated buffer around water resource features (e.g., lakes, ponds, streams, wetlands) shall be included within the Designated Open Space when such water resource features are included. The buffer area may

be required to be revegetated if they were recently cleared prior to subdivision approval or cleared during construction.

- (g) No more than five percent (5%) of the Designated Open Space shall be covered by impervious cover, except as approved by special permit by the Planning Board.
- (h) To the maximum extent possible, the area of Designated Open Space shall include those areas identified as a priority for conservation in a local, town, regional or state conservation plan (e.g., high-ranking areas identified within Hopkinton's Natural Resource Inventory, areas of highest-condition habitat as identified by New Hampshire Fish and Game's *Wildlife Action Plan*). These areas shall be adequately buffered from development by including an additional (minimum) 300 foot distance within the Designated Open Space to the maximum extent feasible. A larger or smaller setback from the edge of the Designated Open Space to specific areas may be required or allowed depending on the type of habitat and/or sensitivity of the particular resource to human influence.
- (i) The design of the Designated Open Space and any permitted uses, such as trails, shall be sensitive to minimizing potential impacts to high-quality and/or rare plant communities and habitat areas, particularly those areas potentially supporting rare or endangered species.
- (j) Access points to the Designated Open Space shall be clearly identified on plans and posted with permanent signage approved by the Planning Board indicating the uses allowed in the area.