

HOPKINTON PLANNING BOARD
Notice of Hearing
February 5, 2007

Notice is hereby given that the Hopkinton Planning Board will hold a Public Hearing on Monday, February 5, 2007, beginning at 7:00 PM in the Town Hall to review the following:

- I. Public hearing concerning the following proposed Amendments to the Hopkinton Zoning Ordinance:

To insert the following paragraph specifying that a Special Exception or Variance granted would expire upon two (2) years of disuse:

15.12 Expiration of Special Exceptions and Variances

Unless otherwise specified in the decision granting the special exception or variance in question, a special exception or variance granted by the Zoning Board of Adjustment shall expire if:

- (a) the special exception or variance is not used within two years following the date of a final decision granting such special exception or variance; or
- (b) the special exception or variance is discontinued for a period of two years or more following the date of the final decision granting such special exception or variance.

The provisions of paragraph 15.12 shall apply only to special exceptions and variances granted after the effective date of this paragraph.

The following amendments are proposed as they relate to Section VIII Conservation Subdivisions:

- To amend Section II, 2.1 Definition, by inserting the definition of Designated Open Space and changing the numerical sequence of remaining definitions. To read as follows:

2.1.D.2 Designated Open Space: Area of a parcel permanently protected from future development and subject to the provisions of Section VIII as part of a Conservation Subdivision.

- To amend Section II, 2.1 Definition, by inserting the definition of Open Space, Designated and changing the numerical sequence of the remaining definitions. To read as follows:

2.1.O.2 Open Space, Designated: See Designated Open Space.

- To amend Section III, 3.6 Table of Uses, by omitting Table of Uses 3.6.A.4 in its entirety. Table of Uses 3.6.A.4 references the use of Conservation Subdivisions.
- To amend Section IV, 4.1 General Requirements, 4.2 Table of Dimensional Requirements, 4.3 Table of Dimensional Requirements by inserting reference to

Section VIII Conservation Subdivisions for subdivision of land for residential uses. To read as follows:

4.1 General Requirements: No building or structure shall be erected, enlarged or moved nor shall any use be authorized or extended nor shall any existing lot be changed as to size except in accordance with the Table of Dimensional Requirements, Section 4.2, or in accordance with Section VIII for subdivisions of land for residential uses, applicable, unless modified elsewhere in this Ordinance.

4.2 Table of Dimensional Requirements: The Table of Dimensional Requirements shall apply for all lots, uses of land, and developments within the various districts, except for subdivisions of land for residential uses subject to the provisions specified in Section VIII, unless modified by the other Sections of this Ordinance.

4.3 Table of Dimensional Requirements: (Except as Provided for in Section VIII).

- To repeal existing Section VIII Conservation Subdivisions and replace with a new section entitled the same. The new Conservation Subdivisions Ordinance is part of the Planning Board's continued efforts to implement the goals of the Hopkinton Master Plan. It is intended to provide flexibility in the design and development of land, to conserve open space and at the same time retain and protect important natural and cultural features of the Town.

II. Public hearing concerning the following proposed resolutions authorizing the Planning Board to require Preliminary Review:

- Pursuant to RSA 674:35, I, the Planning Board is hereby authorized to require preliminary review of applications for the subdivision of land.
- Pursuant to RSA 674:43, I, the Planning Board is hereby authorized to require preliminary review of site plans for non-residential uses or multi-family dwelling units.

Bruce Ellsworth
Chairman