

HOPKINTON PLANNING BOARD
Notice of Hearing
June 12, 2007

Notice is hereby given that the Hopkinton Planning Board will meet on Tuesday, June 12, 2007, beginning at 7:00 PM in the Town Hall to review the following:

- I. Pursuant to RSA 675:6 & 7, the Planning Board will hold a public hearing on proposed amendments to the Hopkinton Subdivision Regulations. The effect of the proposed amendment will be to replace the existing Section 2.2 Preliminary Consultation with a new Section 2.2. 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.
- II. Review of the Minutes and Notices of Decision of April 10, May 8, and May 21, 2007.
- III. Other business to legally come before the meeting.
- IV. Conceptual Consultations.
- V. Applications/Public Hearing:

#2007-7 Jeffrey & Tara Chandler—Application of Jeffrey and Tara Chandler for a boundary line adjustment involving properties owned by Mr. and Mrs. Chandler and Martha Jones Revocable Trust. The properties are located off Gould Hill Road in the R-2 (medium density residential) district, shown on Tax Map 240 as Lots 54 and 55.

#2007-8 Vernon & Laura Miller—Application of Vernon and Laura Miller for Site Plan Review to operate a farm stand selling products grown on their property located at 115 Pine Street in the VB-1 (village commercial) district, shown on Tax Map 101 as Lot 27.

#2007-9 Provan & Lorber, Inc.—Application of Provan & Lorber, Inc. for a two lot subdivision of property owned by Ruth K.L. Pratt and Mary M. Leadbeater. The property is located off Putney Hill Road in the R-3 (low density residential) district, shown on Tax Map 239 as Lot 12.

#2007-10 Public Service of New Hampshire—Application of Public Service of New Hampshire to trim and remove trees along Beech Hill Road, Clement Hill Road and Patch Road which are designated as scenic roads. The request was submitted in accordance with the provisions of RSA 231:158.

#2007-11 Town of Hopkinton—Planning Board to hold a hearing with respect to any cutting, damage or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, along Putney Hill Road which is designated as a scenic road. The hearing is being held in accordance with the provisions of RSA 231:158.

#2005-28 Shadrack Wilson, Jr.—Application of Shadrack Wilson, Jr. for a four (4) month extension from the requirements of RSA 674:39, I(a), which requires active and substantial development within twelve (12) months of subdivision approval. The Planning Board granted subdivision approval on June 13, 2006. Approval was to create

ten (10) single-family residential lots accessed by a proposed new roadway. The property is located off Clement Hill Road in the R-2 (medium density residential) district, shown on Tax Map 209 as Lot 45.1.

#2007-12 Ellen M. & Francis Chase, The EMC Realty Trust—Application of Ellen M. and Francis Chase, The EMC Realty Trust for a Special Use Permit (Section 8.4.3) and Subdivision approval to create six (6) single family residential lots to be accessed by a new roadway. The property is located off Irish Hill Road in the R-4 (residential/agricultural) district, shown on Tax Map 237 as Lot 36.

Upon finding that an application meets the submission requirements, the Planning Board will vote to accept the application as complete and a public hearing on the merits of the proposal will follow immediately. Should a decision not be reached at the public hearing, the application will remain on the Planning Board agenda until such time as it is either approved or disapproved.

The Planning Board reserves the right to adjourn the public hearing at 11:00 PM. All remaining applications that have not been reviewed will be rescheduled for review at the Planning Board's next scheduled public hearing.