

**Hopkinton Planning Board**  
**Minutes**  
**July 8, 2008**

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, July 8, 2008, at 7:00 PM in the Hopkinton Town Hall. Members present: Vice Chairman Timothy Britain, Michael Wilkey, Jane Bradstreet, Bethann McCarthy, Celeste Hemingson, Ex-Officio James O'Brien, Alternate Edwin Taylor and Alternate Cettie Connolly. Absent: Alternate Clarke Kidder

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**I. Minutes and Notice of Decision of June 10, 2008.**

Motion made by Mrs. Connolly to accept the Minutes of June 10, 2008 as written; seconded by Mrs. Bradstreet. With six members voting, six voted in favor (Ellsworth, Britain, Wilkey, Bradstreet, Taylor and Connolly). The following abstained from voting as they were not present at the June 10<sup>th</sup> meeting: McCarthy, Hemingson, and O'Brien.

Motion made by Mr. Britain to accept the Notice of Decision of June 10, 2008 as written; seconded by Mrs. Connolly. With six members voting, six voted in favor (Ellsworth, Britain, Wilkey, Bradstreet, Taylor and Connolly). The following abstained from voting as they were not present at the June 10<sup>th</sup> meeting: McCarthy, Hemingson, and O'Brien.

**II. Conceptual Consultations.**

Bob and Sue Fulton of 466 Park Avenue addressed the Board concerning subdividing their property, creating one new lot for the construction of a small residence. Mr. and Mrs. Fulton's property consists of approximately nine acres with 480-feet of road frontage. The majority of the property is located in the R-2 (medium density residential) district. A small portion of the property located in the R-1 (high density residential) district.

Following review of the Zoning Ordinance and map of the Fulton property, Vice Chairman Britain advised that each lot must have 250-feet of road frontage in accordance with the requirements for the R-2 zone. Since the property contains 20-feet less than the required total frontage a Variance from the Zoning Board of Adjustment will be required. Mr. Britain suggested that Mr. and Mrs. Fulton verify with a land surveyor the total frontage for the property. Additionally, the surveyor may provide information as to the physical characteristics of the property, including any wetlands that may exist.

Mr. and Mrs. Fulton thanked the Board for their time, agreeing to contact Mrs. Robertson for a list of land surveyors that have been before the Planning Board.

**III. Site Plan Review Regulations.**

Following brief discussion as to whether there is a need to update the Site Plan Review Regulations, the Planning Board agreed to establish a subcommittee to specifically work on revisions, if needed, to the Site Plan Review Regulations. Committee members are as follows: Timothy Britain, Celeste Hemingson, Michael Wilkey and Bethann McCarthy.

Following review, draft revisions of the Site Plan Review Regulations would be provided to the Planning Board and public for review and comments.

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

- *Representatives to Central NH Regional Planning Commission*—Members recommended the appointment of Clarke Kidder and Bethann McCarthy as Hopkinton representatives to the Central NH Regional Planning Commission. Mrs. Robertson is to inform the Board of Selectmen of the same.
- *Meeting with Attorney Bernie Waugh representing the Planning Board/Zoning Board of Adjustment*—Planning Board will meet with Attorney Waugh on Wednesday, July 16<sup>th</sup> at 6:00 PM in the Town Hall. The purpose of the meeting is to allow Attorney Waugh and members of the Boards to get acquainted with each other.
- *September Meeting Schedule*—Planning Board will hold its regular scheduled meeting on Wednesday, September 10<sup>th</sup> at 7:00 PM. Location to be determined based on availability of Town Hall.

**V. Adjournment.**

Chairman Ellsworth declared the meeting adjourned at 7:27 PM. The next regular scheduled meeting of the Planning Board is Tuesday, August 12, 2008 at 7:00 PM in the Town Hall.

Karen L. Robertson  
Planning Director

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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.