



Town of Hopkinton
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Hopkinton Planning Board
Minutes
September 10, 2008

Chairman Ellsworth opened the Hopkinton Planning Board will meet of Wednesday, September 10, 2008, beginning at 7:00 PM in the Slusser Senior Center (41 Houston Drive). Members present: Vice Chairman Timothy Britain, Michael Wilkey, Jane Bradstreet, Cettie Connolly, and Clarke Kidder.

I. Review of the Minutes and Notice of Decision of August 12, 2008.

Review of the Minutes and Notice of Decision was deferred to the October 14, 2008 meeting.

II. Application(s).

#2008-7 Meridian Land Services, Inc.—Carl Foley of Meridian Land Services representing Harold Parmelee and Anders Hogblom addressed the Board requesting approval of a two lot subdivision of property located off Patch Road in the R-4 (residential/agricultural) district, shown on Tax Map 260 as Lot 19.1. The subdivision will create a new lot consisting of 50.519 acres with a remainder lot of 231.2 acres. The intent of the subdivision is to allow the parties to terminate their joint ownership of the property. Currently, there are no plans to develop the property.

Due to the size of the lots, Mr. Foley requested waivers from sections 3.3.1 (b) Topographic features, (c) Contours not exceeding five feet, (f) Surface drainage features, watercourses, etc., and (i) all other features, etc. Mr. Foley advised of the topographic features that exist which include a wood road, stone walls, trees and meadows. Discussion ensued with a motion from Mrs. Bradstreet, seconded by Mrs. Connolly, to waive section 3.3.1(b) requiring topographic features. With six members voting, five voted in opposition (Britain, Wilkey, Connolly, Kidder and Ellsworth) and one voted in favor (Bradstreet). Motion failed.

Motion made by Mr. Britain, seconded by Mr. Kidder, to waive the requirements of section 3.3.1 (c) Contours not exceeding five feet, (f) surface drainage features, watercourses, and (i) All other features for that area of the 50 acre lot that is outside of the 2.75 acre minimum lot size requirement. With six members voting, five voted in favor (Britain, Wilkey, Connolly, Kidder and Ellsworth) and one voted in opposition (Bradstreet). Motion passed.

At this point, Mrs. McCarthy joined the Board.

Motion made by Mr. Britain, seconded by Mr. Kidder, to waive compliance with section 3.3.2 (b) Building setback dimensions for that area of the 50 acre lot that is outside of the 2.75 acre minimum lot size requirement. Motion carried unanimously.

Mrs. Bradstreet expressed concern with the Board requiring the Applicant to comply with the requirements of sections 3.3.1, 3.3.2 and 12.4, noting that it would be very costly and is unnecessary due to the size of the lots.

Following discussion, a motion was made by Mr. Britain, seconded by Mr. Wilkey, to grant the requested waivers subject to compliance with section 12.7.3 (b) requiring that no part of a wetland be considered as part of the minimum size requirement of any lot... Mrs. McCarthy offered an amendment requiring the Applicant to show that the newly created lot can be accessed without having to cross wetlands. Mr. Britain and Mr. Kidder accepted the amendment to the motion. With six members voting, five voted in favor (Britain, Wilkey, Connolly, Kidder and Ellsworth) and one voted in opposition (Bradstreet).

Brief discussion ensued concerning the mapping requirements for the remaining 231 acre lot with the Board agreeing that a complete survey of the lot would not be necessary provided that reference to the prior survey of the property be noted on the plan presented. Furthermore, it was agreed that wetlands would not need to be delineated due to the size of the parcel.

Motion was made by Mr. Britain, seconded by Mr. Wilkey, to **not** accept application #2008-7 for consideration and as complete. With six members voting, five voted in favor and one (Bradstreet) voted in opposition.

#2008-8 Meridian Land Services, Inc.— Carl Foley of Meridian Land Services representing Harold Parmelee and Anders Hogblom addressed the Board requesting approval of a two lot subdivision of property located off Beech Hill Road in the R-4 (residential/agricultural) district, shown on Tax Map 260 as Lot 15. The subdivision will create a new lot consisting of 16.000 acres with a remainder lot of 20.0 acres. The intent of the subdivision is to allow the parties to terminate their joint ownership of the property.

Considering the size of the lots, Mr. Foley requested waivers from sections 3.3.1 (b) topographic features, (c) contours not exceeding five feet, (f) surface drainage features, watercourses, etc., and (i) all other information. Mr. Foley noted that test pits were completed and wetlands were delineated indicating that there is more than 2.75 acres of upland available on each lot.

Motion made by Mrs. Bradstreet, seconded by Mrs. Connolly, to accept the waivers from section 3.3.1 Design and Sketch Plan. Motion carried unanimously.

Discussed ensued with respect to section 3.3.2 (b) building setback dimensions with Mr. Foley offering to show the setbacks by way of referencing a prior survey of the property. The Board unanimously agreed.

Motion made by Mr. Britain, seconded by Mrs. Bradstreet, to deny the waiver from section 3.3.2 (b). Motion carried unanimously.

Motion made by Mr. Wilkey, seconded by Mr. Britain, to accept application #2008-8 for consideration and as complete. Motion carried unanimously.

Public testimony was opened with Joanne Parmenter Debold questioning whether there were any intentions to build on the lots. In response, Mr Foley stated that there were no plans at this time.

With no further public comment, public testimony was closed.

Motion made by Mr. Britain, seconded by Mrs. Connolly, to approve application #2008-8 as submitted with the condition that the setback dimensions are shown on the final plan. Motion carried unanimously.

III. Schedule for review of the Capital Improvements Plan for years 2009 – 2018.

Mrs. Robertson presented a draft Capital Improvements Plan for years 2009 – 2018, questioning whether members of the Board would like to meet with the various departments before prioritizing the capital projects. Following brief discussion, members requested that Mrs. Robertson ask the various departments to review their capital projects with the Planning Board. Meeting to be held on Thursday, October 2, 2008, beginning at 6:30 PM in the Town Hall.

It was also requested that the Capital Improvements Plan no longer reflect non-capital projects. Mrs. Robertson is to provide the Board with a revised draft reflecting those changes.

IV. Adjournment.

With no other business to come before the meeting, Chairman Ellsworth declared the meeting adjourned at 8:30 PM. The next regular scheduled meeting of the Planning Board is Tuesday, October 14, 2008, 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.