

Hopkinton Planning Board
Minutes
December 8, 2009

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, December 8, 2009, beginning at 7:00 PM in Hopkinton Town Hall. Members present: Celeste Hemingson, Bethann McCarthy and Edwin Taylor. Members absent: Timothy Britain, Jane Bradstreet, Michael Wilkey, Cettie Connolly, James O'Brien and Clarke Kidder.

I. Review of the Minutes of October 13 and November 10, 2009.

Mrs. McCarthy, seconded by Mr. Taylor, moved to approve the Minutes of October 13, 2009 with grammatical corrections. With four members voting, four voted in favor (McCarthy, Taylor, Hemingson and Ellsworth).

Mrs. Hemingson, seconded by Mrs. McCarthy, moved to approve the Minutes of November 10, 2009 as presented. With four members voting, four voted in favor (McCarthy, Taylor, Hemingson and Ellsworth).

II. Review of the Notice of Decision of November 10, 2009.

Mrs. Hemingson, seconded by Mrs. McCarthy, moved to approve the Notice of Decision of November 10, 2009 as presented. With four members voting, four voted in favor (McCarthy, Taylor, Hemingson and Ellsworth).

III. Application(s).

#2009-13 New Cingular Wireless PCS, LLC on behalf of AT & T Mobility, Inc. - Request for Site Plan Review and modification of Conditional Use Permit pursuant to Section 3.10 (Personal Wireless Service Facilities) of the Hopkinton Zoning Ordinance. Applicant proposes to replace three (3) existing antennae with six (6) antennae on array, extending from the frame of the tower, and the installation of an additional 5' x 7' concrete pad at the base of the tower to accommodate additional radio equipment. The existing three-carrier, 90-foot telecommunications tower was approved by the Planning Board on April 15, 2003. The monopine is owned by Eastern Properties; however, the property is owned by Thomas Komisarek and is located at 67 Farrington Corner Road in the R-3 district, Tax Map 257, Lot 12.

Review of the application was to be a continuation of the November 10, 2009 hearing; however, at the request of the Applicant the Board agreed to continue review to the January 12, 2010 hearing.

#2009-15 Jessica Dunlap - Jessica Dunlap of Putney Hill Road addressed the Board for Site Plan Review to operate a retail business selling clothing, accessories, toys, music, books, home goods, and unique gifts. The property is owned by 103 Kearsarge LLC, located at property located at 874 Main Street in the VB-1 district, Tax Map 101, Lot 80.

In reviewing the application Mrs. Dunlap informed the Board that she had received permission from the Selectmen to operate her business on a temporary basis during Starry Starry Weekend, which she believed to be a success. The space utilized by her business was

formerly utilized by other small shops and business offices; however, the space has been vacant for some time.

Chairman Ellsworth questioned whether the porch as shown on the plans currently exists. Dean Coburn, owner of the property, replied yes and noted that the porch area is already well lit.

Mrs. Dunlap and Mr. Coburn reviewed the site plan showing four proposed parking spaces in the rear of the property. Mr. Coburn noted that access to the rear of the property is by way of the Town's parking lot. He is in the process of working with the Selectmen to acquire a small piece of property that would square off his property and would enhance the viability of the proposed parking spaces.

Mrs. Robertson directed the Board to Section 6.1 of the Zoning Ordinance which allows the Planning Board to alter the parking specifications if the Board determines it is in the best interest of the Town and to all parties involved. She suggested that the Board could consider whether the existing parking spaces in the front parking lot were sufficient giving the close proximity of the municipal parking lot.

Motion made by Mrs. Hemingson, seconded by Mrs. McCarthy, to accept Application #2009-15 as complete and for consideration. Motion carried unanimously.

Mrs. Dunlap updated the Board on a recent inspection of the building by Code Enforcement Officer John Pianka. Mr. Pianka noted no concerns with the business. Mr. Coburn noted that during recent renovations, which included the installation of hardwired smoke detectors, Mr. Pianka also inspected the building.

Mrs. Hemingson inquired about the lighting of the property. In response, Mrs. Dunlap stated that all lighting consists of 50 watt or 75 watt bulbs that are shielded and directed downward. Mrs. Dunlap reviewed the various locations of lighting.

Mrs. Dunlap further explained the type of signage proposed. While the temporary sign hangs on a sign post in front of the property, Mrs. Dunlap proposes a permanent sign that will hang from the porch overhang.

There was no one present wishing to provide public comment.

Mrs. Hemingson, seconded by Mrs. McCarthy, moved to approve Application #2009-15 with the understanding that the pursuant to Section 6.1 of the Parking Ordinance the onsite parking that presently exists is sufficient in view of the fact that public parking is in close proximity. Motion carried unanimously (McCarthy, Taylor, Hemingson and Ellsworth).

IV. Adjournment.

With no other business to come before the Board, Chairman Ellsworth declared the meeting adjourned at 8:25 PM. The next regular scheduled meeting of the Planning Board is Tuesday, January 5, 2010, 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.