

**Hopkinton Planning Board**  
**Minutes**  
**June 8, 2010**

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, June 8, 2010, beginning at 7:00 PM in Hopkinton Town Hall. Members present: Jane Bradstreet, Celeste Hemingson, Michael Wilkey, Edwin Taylor and Bethann McCarthy. Members absent: Timothy Britain, Christopher Lawless and Cettie Connolly.

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**I. Review Minutes and Notice of Decision of May 25, 2010.**

***Mr. Wilkey, seconded by Mrs. Hemingson, moved approval of the Minutes with a spelling correction to be made. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Taylor, McCarthy and Ellsworth).***

***Mrs. Hemingson, seconded by Mrs. Bradstreet, moved approval of the Decision with the same correction as made to the Minutes. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Taylor, McCarthy and Ellsworth).***

**II. Conceptual Consultation(s).** There were no conceptual consultations.

**III. Application(s) – Public Hearing.**

#2010-4 Arthur F. Siciliano, Jr. - Surveyor Art Siciliano addressed the Board on behalf of Mildren E. Holmes Trust to present a two (2) lot subdivision of property located at 1459 South Road in the R-4 district, shown on Tax Map 254 as Lot 22.

The property consists of 33.22 acres, located on the east side of South Road, with an existing residence, leachfield and well. The minimum lots size for the R-4 district is 120,000 square feet (2.74 acres) with 300 feet of road frontage. The plan shows Lot 22 (existing house) having 3.03 acres with 300.88 feet of frontage and Lot 22.1 (remaining acreage) having 30.18 acres with 322.89 feet of frontage. Both lots have the minimum of one acre of contiguous non-wetland area. State approval has been received for Lot 22 as the lot consists of less than five acres. All lot corners around Lot 22 have been set.

Chairman Ellsworth noted that State subdivision approval references potential for dredging and filling of wetlands on Lot 22.1. Mr. Siciliano agreed, noting currently he is not aware of any need to do so; however, should it ever be necessary a permit would be required.

Chairman Ellsworth questioned if there were any plans proposed for development of Lot 22.1. In response, Mr. Siciliano stated that he had not been made aware of any plans; however, he stated that Mrs. Holmes has a buyer for the existing house (Lot 22).

Mrs. McCarthy inquired about the process by which a Wetlands Permit would be reviewed. Mr. Siciliano explained that any wetland impact of less than 3,000 square feet would be reviewed under the State's expedited procedure.

***Mr. Wilkey, seconded by Mrs. Hemingson, moved to accept the application as complete and for consideration. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Taylor, McCarthy and Ellsworth).***

Abutter Tom Burack of 1526 South Road stated that he had no objections to the proposal. Mr. Siciliano stated that, at this time, there are no plans for the remaining acreage. Mr. Burack noted that if there were any plans for development he would hope that the neighbors could work with the Holmes in preserving the property.

***Mrs. Hemingson, seconded by Mr. Wilkey, moved approval of Application #2010-4 as presented. Motion carried unanimously Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Taylor, McCarthy and Ellsworth).***

## **II. Other Business.**

The Board briefly discussed a proposed time line for revisions to the Sign Ordinance and whether there is any interest by others on the Planning Board to participate in the process. Following discussion, Mrs. Hemingson and Mr. Taylor agreed to participate. Mrs. Robertson noted that other participants include a representative of the business community, a member of the Economic Development Committee, a member of the Board of Selectmen and Planning Board member Tim Britain. The Planning Board will hold a public meeting on Tuesday, June 22, 2010, to receive input from the community concerning the Sign Ordinance.

## **III. Adjournment.**

With no other business to come before the Board, Chairman Ellsworth declared the meeting adjourned at 7:35 PM. The next regular scheduled meeting of the Planning Board is Tuesday, July 13, 2010, 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.