

HOPKINTON PLANNING BOARD
MINUTES
JULY 13, 2010

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, July 13, 2010, beginning at 7:00 PM in Hopkinton Town Hall. Members present: Christopher Lawless, Timothy Britain, Celeste Hemingson, Edwin Taylor and Cettie Connolly. Members absent: Bethann McCarthy and Jane Bradstreet.

I. Review of the Minutes and Decision(s) of June 8 and June 22, 2010.

Mrs. Hemingson, seconded by Mr. Taylor, moved approval of the Minutes as presented. Motion carried unanimously (Lawless, Britain, Hemingson, Taylor, Connolly and Ellsworth).

Mrs. Hemingson, seconded by Mr. Taylor, moved approval of the Notice of Decision as presented. Motion carried unanimously (Lawless, Britain, Hemingson, Taylor, Connolly and Ellsworth).

II. Conceptual Consultation(s).

Dick Schoch of Pine Street presented a conceptual plan showing lot line adjustments involving properties owned by Jamie Schoch, Dick Schoch and Bruce Baron. There will be no new lot created. The lot line adjustments will allow for sufficient space for Jamie Schoch and Dick Schoch to have separate driveways eliminating the need for a shared driveway. Each lot will continue to meet the minimum acreage and frontage requirements.

When asked if the Baron residence could be shown on the plan, Mr. Schoch replied yes. Once the plan is revised to show the Baron residence, Mr. Schoch will submit an application for the Board's review and approval.

III. Application(s) – Public Hearing.

#2010-5 Lamarine Technical Land Services – Tony Lamarine addressed the Board on behalf of George Brown and Sheila Phillips for a lot line adjustment involving properties located off Upper Straw Road in the R-4 district, shown on Tax Map 265 as Lots 16 and 28. Prior to the lot line adjustment, Lot 28 consists of 3.9 acres and is owned by Ms. Phillips. Lot 16 consists of 113 acres and owned by Mr. Brown and Ms. Phillips. The proposal involves moving the dividing east property line so that Lot 28 will consist of 69.83 acres and Lot 16 will consist of 48 acres.

Mrs. Hemingson, seconded by Mr. Britain, moved to accept the application as complete and for consideration. Motion carried unanimously (Lawless, Britain, Hemingson, Taylor, Connolly and Ellsworth).

Public testimony was opened.

Responding to an inquiry from Nancy Needham of Upper Straw Road concerning the intent of the lot line adjustment, Mr. Lamarine suggested that Ms. Needham speak with Mr. Brown and Ms. Phillips. He then noted that the owners may wish to construct a small retirement home as some point in the future.

Chairman Ellsworth stated that any further subdivision of the properties would require an application to be submitted to the Planning Board at which time the abutters would notified.

Public testimony was closed.

Responding to an inquiry concerning the classification of Upper Straw Road, Mrs. Robertson reported that the road is Class 5.

Mr. Britain, seconded by Mrs. Hemingson, moved approval of Application #2010-5 as presented. Motion carried unanimously (Lawless, Britain, Hemingson, Taylor, Connolly and Ellsworth).

#2010-6 Sheri Jones – Rick and Sheri Jones of Pine Street addressed the Board requesting Site Plan Review approval for the purpose of providing home based child care (child care, family group home). The property is owned by Sheri and Rick Jones, located at 48 Pine Street in the VB-1 district, shown on Tax Map 101 as Lot 33.

Mr. Jones reported that there would be no exterior changes to the residence or property, with the exception of the erection of a fenced in enclosure of the children's play area. He noted that Mrs. Jones has been providing child care within the home for the past few years not realizing that permits were required from the State or Town.

Mr. Jones reviewed the parking layout, noting that the driveway is both paved and gravel. He then discussed the interior renovations.

Mrs. Jones indicated that she currently cares for between five and seven children; however, the Zoning Board of Adjustment's approval allows for a maximum of twelve full day children, plus six school age children. Furthermore, the State has agreed that should she care for more than six children she would be required to have an assistant. Mrs. Jones noted that the State has agreed that her teen-age daughters (ages 16 and 18) can help in caring for the children.

Mrs. Hemingson questioned how the children would enter the play area. In response, Mrs. Jones stated that the children will leave the home and walk across the parking area into the fenced yard. She noted that when the State had visited the home they did not express concerns with the fact that the children did not have direct access from the home to the fenced yard. She explained the various times in which parents are entering the driveway, stating that the play time does not conflict.

Responding to an inquiry concerning exterior lighting, Mr. Jones indicated that there would be no changes.

Lastly, Mrs. Jones advised that her hours of operation would be from 7:30 AM to 5:30 PM, Monday through Friday.

Mrs. Hemingson, seconded by Mr. Lawless, moved to accept the application as complete and for consideration. Motion carried unanimously (Lawless, Britain, Hemingson, Taylor, Connolly and Ellsworth).

There was no one from the public present.

Mrs. Hemingson, seconded by Mr. Britain, moved approval of Application #2010-6 subject to the Applicant receiving all necessary State and local approvals. Motion carried unanimously (Lawless, Britain, Hemingson, Taylor, Connolly and Ellsworth).

IV. Other Business.

Mrs. Hemingson briefed the Board as to the Sign Committee's recommendation that the Sign Ordinance be rewritten. The Committee will work with the 2009 draft Sign Ordinance and make changes as necessary while taking into consideration the public's interest in various off-premise signs and temporary signs. The next scheduled work session of the Sign Committee is scheduled for Tuesday, July 27, 2010, at 6:00 PM in the Town Hall.

V. Adjournment.

With no other business to come before the Board, Chairman Ellsworth declared the meeting adjourned at 7:45 PM. The next regular scheduled meeting of the Planning Board is Tuesday, August 10, 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.