

HOPKINTON PLANNING BOARD
MINUTES
AUGUST 31, 2010

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, August 31, 2010, beginning at 7:00 PM in Hopkinton Town Hall. Members present: Christopher Lawless, Edwin Taylor and Cettie Connolly. Members Absent: Timothy Britain, Celeste Hemingson, Bethann McCarthy, Jane Bradstreet and Michael Wilkey.

I. Conceptual Consultation(s).

There were no conceptual consultations.

II. Application(s) – Public Hearing.

#2010-8 Cindy Glass/Eric Sideleau Mr. Sideleau addressed the Board for Site Plan Review to operate a fitness club at property located at 442 Pine Street in the R-2 (medium density residential) district. The property is currently owned by Wayne and Jacqueline Graves and is shown on Tax Map 221 as Lot 48.

Mr. Sideleau provided a description of the fitness club, advising that “Storms Fitness is a facility geared toward healthy living; encouraging the members and the community to live a healthy lifestyle. The business will have 15-20 fitness style classes per week to choose from regularly. Some of the choices will be aerobics, yoga, pilates, kickboxing and zumba. We will also offer a number of spinning style classes. There will be an area that will consist of cardio equipment such as treadmills, arc trainers and bikes. There will also be a space provided for weight training equipment and an area for free weights and benches. For those who prefer to work one on one with a fitness expert, we will have several very well trained and educated personal trainers available to book. The facility will also present information in nutrition and healthy choices in daily diets. There will also be workshops on property techniques for healthy backs, knees, joints and any other area of concern.

We would like to see the membership range from ages 14 to seniors. There will be a supervised, play area for the younger individuals who are not quite ready to take part in the gym activities. The goal is to make every member of the family want to go to the gym.

The location is convenient for many of our town residents. Our high school students would be able to walk or bike from school. Buses would be able to easily drop off students after school for any special youth programs or to meet their parents at the gym.

The fitness facility will be open and available to the members seven days a week. Operating hours will run from 5 AM to 10 PM. We are projecting that the membership will range from 350 to 400 members. During each operating day we estimate 60 to 70 members will attend the facility. This is through the entire day where 10 to 15 individuals will be in the facility at any given time. We will have six to eight staff members throughout the week to work the desk and assist clients. There will also be seven to eight fitness trainers and instructors coming in for classes and clients at scheduled times.”

Mr. Sideleau reviewed the Site Plan, explaining that the natural features, existing building, and proposed parking are shown on the plan prepared by engineer Tim Bernier. In addition to the site plan, Mr. Sideleau presented photographs of the existing building and renditions of the building following renovations. The existing gravel drive is to be paved, along with the twenty-

one (21) parking spaces that are shown on the plan. A septic system design has been submitted to NH DES for approval and the proposed location is shown on the plan.

As recommended by the engineer, the existing grades will be utilized for the parking area. The sign will not exceed four (4) square feet; will be constructed on granite posts and will be located at the entrance to the property. At this time, the sign will not be lit.

Responding to an inquiry from Mr. Lawless concerning lighting, Mr. Sideleau advised that the plan shows lighting on the back side of building in the direction of the parking lot. Additionally, there will be one light at the entrance to the building. In reviewing the proposed light fixture for the rear of the building, Mr. Taylor noted the need for full horizontal cut-offs. The fixture as presented does not comply with the Lighting Ordinance. Mr. Sideleau understood, and agreed to erect lighting in conformance with the Ordinance.

Mr. Sideleau asked that the Board waive the requirement for a full property survey due to the expense. He noted that the engineer had physically viewed the site and has shown the property lines that are closest to that portion of the property that will be utilized.

Responding to an inquiry from Chairman Ellsworth concerning the Zoning Board of Adjustment approval, Mr. Sideleau stated that a Variance had been granted for the use of the property with the condition that the woodland buffer, as depicted on the plan, remain.

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

Abutter Nancy Rosborough addressed the Board inquiring about the culvert in the driveway and the need for it to be replaced. She referred to the Mother's Day flood and the fact that the culvert had failed and caused her property to be flooded. At the time, she had a temporary 10-inch culvert installed, at her expense, so to avoid future flooding. In response, Mr. Sideleau stated that he was aware of the flooding and the need to replace the culvert. He proposed to replace the culvert with a new 16-inch culvert in an effort to address concerns with flooding.

Public testimony was closed.

Mr. Lawless asked for clarification as to whether there is any intention of installing lighting at the entrance to the property. Mr. Sideleau replied no, stating that the people attending the facility will be members and therefore will be very familiar with the location.

Mrs. Connolly, seconded by Mr. Lawless, moved approval of Application #2010-8 subject to the following:

- 1. All exterior lighting is to be in conformance with Section XVIII Outdoor Lighting Ordinance;***
- 2. The driveway culvert is to be replaced with a new 16-inch culvert;***
- 3. Septic system approval is to be obtained from the NH DES***

Motion carried unanimously (Lawless, Taylor, Connolly and Ellsworth).

#2010-9 Town of Hopkinton/103 Kearsarge, LLC Town Administrator Neal Cass addressed the Board to present a plan showing a lot line adjustment between properties located at 846 Main Street, shown on Tax Map 101 as Lot 85 and 874 Main Street, shown on Tax Map 101 as Lot 80. The properties are located in the VB-1 district. The lot line adjustment was approved by Town Meeting in March 2010.

Mr. Cass advised that the properties in question are owned by the Town and Dean Coburn. Currently, Mr. Coburn utilizes the .06 acres in question for parking, even though the property is owned by the Town.

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

There was no one wishing to provide public testimony.

Mr. Lawless, seconded by Mrs. Connolly, moved approval of Application #2010-9 as presented. Motion carried unanimously (Lawless, Taylor, Connolly and Ellsworth).

III. Review of the Minutes and Decision of July 13, 2010.

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

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

IV. Adjournment.

With no other business to come before the Board, Chairman Ellsworth declared the meeting adjourned at 7:26 PM. The next regular scheduled meeting of the Planning Board is Thursday, September 16, 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.