

HOPKINTON PLANNING BOARD
MINUTES
OCTOBER 19, 2010

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, October 19, 2010, beginning at 7:00 PM in Hopkinton Town Hall. Members present: Jane Bradstreet, Christopher Lawless, Edwin Taylor and Cettie Connolly. Members Absent: Timothy Britain, Bethann McCarthy, Michael Wilkey and Celeste Hemingson.

I. Review of the Minutes November 16, 2010.

Review of the minutes of September 16, 2010 was deferred to the November 16, 2010 meeting.

II. Conceptual Consultation(s).

There were no conceptual consultations.

III. Application(s) – Public Hearing.

#2010-10 Santina M. LaCava. Site Plan Review to use the existing residence located at 951 Penacook Road as a Bed and Breakfast Home. The property is owned by Santina LaCava and Craig Bohanan and is located in the R-4 (residential/ agricultural) district, shown on Tax Map 242 as Lot 16.

The application was withdrawn at the request of the Applicant.

#2010-12 Lamarine Technical Land Services. Tony Lamarine addressed the Board to present a proposed lot line adjustment involving properties owned by Martha Johnson Revocable Trust located at 601 Gould Hill Road (241/14) and Henry Hacker and Andrea Praeger located at 571 Gould Hill Rd (241/13). The properties are in the R-2 (medium density residential) district.

The proposed adjustment involves approximately .15 acres which is to become part of Lot 14. The intent of the increase in acreage is to allow for a driveway turn-around to be constructed on Lot 14.

Mr. Lamarine noted that each lot has an existing well, septic system and uplands greater than the required 80,000 square feet for the R-2 district.

Mr. Taylor, seconded by Mr. Lawless, moved acceptance of application #2010-10 as complete and for consideration. Motion carried unanimously (Lawless, Taylor, Bradstreet, Connolly and Ellsworth).

There was no public testimony presented.

Mr. Taylor questioned whether the right-of-way shown on the plan was intended to be utilized. Mr. Lamarine replied no, explaining that the right-of-way has existed since sometime in the 1930's. It was noted that should the right-of-way be utilized it would impact an existing stonewall that is in the right-of-way.

Mrs. Bradstreet, seconded by Mr. Taylor, moved approval of application #2010-10 as presented. Motion carried unanimously (Lawless, Taylor, Bradstreet, Connolly and Ellsworth).

#2010-11 Richard & Jayne Schoch. Lot line adjustments involving properties owned by Bruce and Peggy Baron located at 1261 Pine Street (208/16), Jamie and Kathleen Schoch located at

1297 Pine Street (208/22) and the Schoch Family Trust of 2006 located at 1309 Pine Street (208/23). The properties are in the R-2 (medium density residential) district.

Richard Schoch addressed the Board advising that currently his driveway entrance is located on property of Jamie and Kathleen Schoch. The lot line adjustments will convey that portion of the driveway to Richard and Jayne Schoch while maintaining the frontage requirements for the district.

Mrs. Connolly, seconded by Mrs. Bradstreet, moved acceptance of application #2010-11 as complete and for consideration. Motion carried unanimously (Lawless, Taylor, Bradstreet, Connolly and Ellsworth).

There was no public testimony presented.

Mr. Taylor, seconded by Mrs. Bradstreet, moved approval of application #2010-11 as presented. Motion carried unanimously (Lawless, Taylor, Bradstreet, Connolly and Ellsworth).

IV. Other Business.

Mrs. Robertson gave a brief overview of the material to be reviewed at the November 16, 2010 meeting.

- Public Hearing – Sign proposed by the Open Space Committee and Five Rivers Trust in recognition of the conservation easement on the Bohanan property. Following the public hearing, the Planning Board may comment or make recommendations to Selectmen concerning the matter.
- Sign Ordinance (Draft) – Draft Sign Ordinance to be provided to the Planning Board. It is anticipated that the Board will hold two (2) public hearings concerning the matter with the Planning Board making a final determination as to whether or not the proposed Ordinance is to be placed on the ballot for March 2011.
- Capital Improvements Plan – The Town Administrator, Planning Director and Department Heads met to review proposed capital projects. The Department Heads and/or the Town Administrator will be asked to present their proposals to the Planning Board. Following review, the Planning Board will prioritize the projects based on need and review of the Town's Master Plan.

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, November 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 Planning 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.