

HOPKINTON PLANNING BOARD
MINUTES
NOVEMBER 16, 2010

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, November 16, 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. Public Hearing.

Town of Hopkinton Open Space Committee – In accordance with NH RSA 674:54, the Planning Board had received written notification of the Town of Hopkinton Open Space Committee's proposal to erect a sign on property owned by Bohanan Farm for the purpose of advertising the preservation of the property by the Town of Hopkinton and Five Rivers Trust.

Open Space Committee Chairperson Dijit Taylor was present to review the proposed specifications and construction schedule. Note: Edwin Taylor and Dijit Taylor are not related.

Mrs. Taylor advised that the Bohanan parcel is "special and different" and therefore the sign has been designed to show the Town's support. The sign will be two-sided and 3' x 6' in size. The sign will state, "Bohanan Farm conserved forever by the Town of Hopkinton & Five Rivers Conservation Trust". The cost of the sign is being paid for by Five Rivers Conservation Trust.

This matter is before the Planning Board for comment and/or recommendations as the proposed sign will exceed the maximum size allowed in the Zoning Ordinance. The Ordinance allows a maximum size of four square feet for the residential districts. The draft Sign Ordinance allows a fifteen square foot sign advertising a farm. Chairman Ellsworth noted that the Board has the option of providing a recommendation or remaining silent on the matter. Mrs. Connolly requested that the Planning Board opinion be noted in the record. Other members agreed.

Mr. Taylor inquired about the design of the sign. In response, Mrs. Taylor stated that the sign will be similar to the sign advertising the Town Library.

Mr. Taylor questioned how the size of the sign was determined; asking whether traffic and speed was taking into consideration. Mrs. Taylor stated that the sign company had suggested size proposed considering the need for visibility. Mr. Taylor suggested that the size proposed is similar to the size of a sign to be found on the interstate highway or along a major road having speeds of 45 to 50 mph. Mrs. Taylor was amenable to a smaller sign; however, noted that a 2' x 2' sign would not be sufficient.

Mr. Taylor inquired about the significance of the sign and property and compared to the sign that recognizes the former Ransmeier. Mrs. Taylor responded by stating that the Bohanan Farm easement is the first easement obtained by the Town. The work the residents put into obtaining the easement was significant.

Mrs. Connolly expressed concern with the size of the proposed sign; noting that the Town is currently dealing with issues involving signage of residents and businesses. In fact, the Planning Board is in the process of proposing a revised Sign Ordinance in an effort to address those issues. She believed that the Town should be required to conform to the Ordinance.

Mrs. Bradstreet agreed that a four square foot sign would be too small and that a sign should be erected advertising the historic significance of the property. However, she was unsure of what size would be adequate.

At this time, the Board discussed the differences in historic markers, governmental signs and private advertising signs.

Mrs. Taylor noted that the Public Works Director, along with Mark Zankel of Five Rivers had visited the site and agreed that the proposed location would be acceptable.

Mr. Lawless indicated that he is not concerned with the size of the sign; however, he believed that it would be hypocritical of the Town to ask others to conform to the Ordinance and not have the Town do the same.

It was a consensus of the Board that the proposed sign on property owned by Bohanan Farm for the purpose of advertising the preservation of the property by the Town of Hopkinton and Five Rivers Trust be erected in compliance with the Sign Ordinance.

II. Capital Improvements Plan for the fiscal years 2011 – 2016.

Fire Chief Rick Schaefer provided a power point presentation of the condition of the Contoocook Fire Station and the need for additional space. The current facility lacks female bathroom and sleeping quarters and is not ADA compliant. The proposal is to add one additional bay for the ladder truck and a second floor addition to the entire building to be used for all administrative support, sleeping quarters, and kitchen and file storage. The cost of construction in 2004 was estimated at \$1,100,000; however, today the estimated cost is \$2,500,000, which takes into consideration the use of solar and recycled materials.

Town Administrator Neal Cass addressed the Board advising that there are no proposed changes to the Community Center capital reserve fund. However, there is a proposal for additional funding of the Town Hall renovations capital reserve fund. The fund will be used for the replacement of the remaining windows and the roof at the Town Hall. The Public Works addition capital reserve fund will also be funded this coming year. The fund was original established to cover the cost of two additions to the Public Works Garage. The funding is phased over four years with phase I being the addition of storage space. At the time the building was built there was no Mechanic or Building and Grounds Department. The additional space is necessary to support those services. Phase II will be the construction of an additional bay and the necessary drainage system to be able to wash vehicles meeting environmental standards.

Lastly, the capital reserve accounts for Cemetery Improvements were reviewed with the Town Administrator advising of a proposal to combine the individual accounts into one account. The major upcoming project is blasting which appears to be necessary for additional burial sites at the Hopkinton Village Cemetery.

Following a presentation by the Town Administrator and Fire Chief, the Planning Board reviewed the goals and recommendations of Hopkinton's Master Plan and prioritizes the proposed capital projects:

	Departments	Planning Board
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DEPARTMENT REQUESTS/PROJECT TITLE	Year(s) Proposed	Estimated Cost (Years Proposed)	Project Description	CRF/EMTF Balance 10/01/10	Type of Funding	Priority Rank 1-5	Goal/Recommendation from Master Plan
Community Center	TBD	TBD	Construction	\$294,472	CRF		Lacks adequate information.
Town Hall Renovations	2011-2015	\$53,900	Rehabilitation	\$17,603	CRF	2	Community Facilities, Town Hall/Selectmen's Office Facility Needs, Historic & Cultural Resources.
Fire Station Addition - Contoocook	2011	\$2,250,000	Construction	\$0	Bond	5	Community Facilities, Fire Dept. Facility Needs
Public Works Garage Additions	2011-2013	\$77,000	Construction	\$16,500	CRF	2	Community Facilities, Dept. of Public Works Facility Needs
Cemetery Improve/Land Purch.	2011-2016	\$85,000	Expansion/ Infrastructure	\$29,176	Capital Reserve	3	Community Facilities, Board of Cemetery Trustees
New Garage - HHS	2013/2014	\$30,000	Construction			5	Not reflected in Master Plan. Lacks adequate information.
SAU Office	2014/2015	\$400,000	Construction			5	Not reflected in Master Plan. Lacks adequate information.
Fiber Optics	2013/2014	\$70,000	Infrastructure			5	Not reflected in Master Plan. Lacks adequate information.
Track - HHS/New Gym- HSD	2012/2013	\$2,173,890	Construction		Bond	5	Not reflected in Master Plan. Lacks adequate information.
Total:		\$5,139,790		\$357,751			

1=Urgent – Cannot be delayed; needed for health and safety.

2=Necessary – Needed to maintain existing level and quality of community services.

3=Desirable – Needed to improve quality or level of services.

4=Deferrable – Can be placed on hold until after 10 year period, but supports for capital projects.

5=Research – Needs more research, planning and coordination.

N/A=Not Applicable – Project not addressed in Master Plan or is non-capital.

Mrs. Connolly, seconded by Mrs. Bradstreet, moved to accept the priority rankings for the years 2011 – 2016 capital projects. Motion carried unanimously ((Lawless, Taylor, Bradstreet, Connolly and Ellsworth).

III. Conceptual Consultation(s).

There were no conceptual consultations.

IV. Review of the Minutes and Decision(s) of September 16 and October 19, 2010.

Mrs. Bradstreet, seconded by Mr. Lawless, moved approval of Minutes and Decisions of September 16 and October 19, 2010. Motion carried unanimously (Lawless, Taylor, Bradstreet, Connolly and Ellsworth).

IV. Adjournment.

With no other business to come before the Board, Chairman Ellsworth declared the meeting adjourned at 8:45 PM. The next regular scheduled meeting of the Planning Board is Tuesday, December 14, 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.