

HOPKINTON PLANNING BOARD
MINUTES
DECEMBER 14, 2010

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, December 14, 2010, beginning at 6:00 PM in Hopkinton Town Hall. Members present: Christopher Lawless, Timothy Britain, Michael Wilkey, Celeste Hemingson and Bethann McCarthy. Members Absent: Jane Bradstreet, Edwin Taylor and Cettie Connolly.

I. Work Session to review proposals to amend the Zoning Ordinance.

The Planning Board briefly discussed the draft Sign Ordinance as developed by the Sign Committee with Mr. Britain, on behalf of the Board, agreeing to review the draft in detail and provide recommended revisions, if any, at the December 27th public hearing.

At this time, Mrs. McCarthy recused herself from meeting.

II. Receipt of petitioned amendments, if any. Schedule date of public hearing(s) for each petition (NH RSA 675:4).

Mrs. Robertson reported that the Selectmen's Office had not received petitioned zoning amendments.

III. Review of Minutes of November 16, 2010.

Mrs. Hemingson, seconded by Mr. Lawless, moved approval of the minutes as presented. Motion carried unanimously.

IV. Conceptual Consultation(s), if any.

There were no conceptual consultations.

V. Public Hearing – Application(s).

#2010-13 Public Service of New Hampshire (PSNH). Arborist Jeff Enman representing PSNH addressed the Board to review a request, pursuant to NH RSA 231:158, to remove and/or trim trees along three (3) spans of a distribution line located along Old Putney Hill Road, a designated scenic road. Note: All trees to be removed were flagged with orange ribbons.

Mr. Enman explained how the three (3) spans of distribution lines are buried amongst trees. They have received permission from the two (2) landowners affected to remove and/or trim the trees.

There was no public comment.

Chairman Ellsworth recommended that Mr. Enman's company make every effort to remove and/or trim only those trees as needed. Mr. Enman agreed.

Mr. Wilkey, seconded by Mr. Lawless, moved to grant the request of PSNH (#2010-13) as presented. Motion carried unanimously (Lawless, Britain, Wilkey, Hemingson and Ellsworth).

Mr. Britain recused himself from the remainder of the meeting.

#2010-14 William F. Lett, Jr. Paul Chissom of Keach-Nordstrom Associates addressed the Board on behalf of Mr. Lett to present plans of a lot line adjustment transferring 8,374 square feet of land from 894 Hopkinton Road (258/22) to 659 Currier Road (258/21). The lot line adjustment is intended to remedy an encroachment upon land located at 894 Hopkinton Road. The properties are owned by William F. Lett, Jr. and William F. Lett, Jr. Trust and are located in the R-4 (residential/agricultural) district.

The proposed lot line adjustment will move the lot line no closer than 30.5 feet to the building located at 659 Currier Road.

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

In response to a question by William Sloboda of 555 Currier Road concerning the definition of an encroachment, Chairman Ellsworth advised that it is when a portion of a structure is located on a lot other than the one that it was intended.

Mrs. Hemingson, seconded by Mr. Lawless, moved approval of application #2010-14 as presented. Motion carried unanimously (Lawless, Wilkey, Hemingson and Ellsworth).

#2010-15 Darragh Madden, Irish Electric Corporation. Requests Site Plan Review to change the use of property located at 659 Currier Road from Lett Manufacturing to Irish Electric. The property is currently owned by William F. Lett, Jr. Trust and is located in the R-4 (residential/agricultural) district, shown on Tax Map 258 as Lot 21.

Mr. Madden addressed the Board explaining that he operates a residential/commercial electrical contracting business. He intends to purchase the property at 659 Currier Road and move his business from Bow to Hopkinton. There are no exterior changes to the property being proposed as a result of the change in use. With regards to the building, Mr. Madden plans to replace the windows and exterior lighting.

The business will have three (3) on-site employees and seven (7) employees that will work off-site. The off-site employees usually take home the company vehicles every evening and in the morning they go directly to the job sites. However, on occasion they do check in the office and pick-up or drop-off supplies. Usually there are no customers at the site and all supplies tend to be shipped directly to the job site.

Mr. Madden reviewed the parking layout, advising that the hours of operation will be from 7 AM to 3:30 PM for the electricians and from 8:00 to 4:00 for the office; however, most of the time he works in the office later in the evening. He advised of the various types of vehicles that will be parked on the property during the day and evening.

In response to an inquiry from Chairman Ellsworth concerning the types of trucks that may make deliveries to the site, Mr. Madden stated that box trucks may delivery supplies two to three times a week.

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

Marion Sloboda of Currier Road addressed the Board as an abutter questioning whether the building would need to be razed in order to address Mr. Madden's needs. Mr. Madden replied no. Mrs. Robertson then provided Mrs. Sloboda with copies of photographs that had been submitted with the application.

Chairman Ellsworth asked Mr. Madden if he envisions the need to expand the building. Mr. Madden replied no, explaining that he is currently utilizing 1,000 square feet of floor space at the facility in Bow. The Hopkinton site has over 3,000 square feet of floor space.

Mr. Wilkey, seconded by Mrs. Hemingson, moved to approve application #2010-15 as presented. Motion carried unanimously (Lawless, Wilkey, Hemingson and Ellsworth).

VI. 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, January 14, 2011, 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.