

HOPKINTON PLANNING BOARD
MINUTES
MARCH 10, 2011

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting/hearing of Thursday, March 10, 2011, beginning at 7:00 PM in Hopkinton Town Hall. Members present: Bethann McCarthy, Michael Wilkey, Edwin Taylor and Cettie Connolly. Members absent: Vice Chairman Timothy Britain, Celeste Hemingson, Jane Bradstreet and Christopher Lawless.

I. Review of the Minutes and Decision of February 8, 2011.

Mrs. Connolly, seconded by Mr. Wilkey, moved to approve the Minutes of February 8, 2011 as presented. Motion carried unanimously (Taylor, McCarthy, Wilkey, Connolly and Britain).

Mrs. Connolly, seconded by Mr. Wilkey, moved to approve the Notice of Decision of February 8, 2011 as presented. Motion carried unanimously (Taylor, McCarthy, Wilkey, Connolly and Britain).

II. Conceptual Consultation(s).

Robert Saunders addressed the Board for a conceptual consultation involving 23 acres located off Hopkinton Road, former residence of Barbara Woodbury. Mr. Saunders purchased the property from the Woodbury Estate. He is considering subdividing the property into three lots, creating two new building lots. One lot would eventually be used for the construction of his new residence and the other would at some point in the future be sold. Mr. Saunders noted that he had filed the necessary application with the NH Department of Environmental Services for a wetland crossing involving the proposed common driveway that would serve the two new lots. He also needs to file an application for a Special Exception with the Board of Adjustment for the same, and is considering filing for a Variance to allow for a reduction in the size of the lot that will contain the existing residence. Mr. Saunders suggested that it would be appropriate to follow the existing stonewall to the rear of the house, rather than extending the lot line beyond the wall in order to meet the minimum acreage requirement.

Mr. Saunders asked the Board to waive the requirement for preliminary review of his request for a subdivision as there are no new roads being proposed. Members briefly discussed the requirement for preliminary review for major subdivisions and agreed that any action to waive preliminary review would not be possible without the Board providing official notice of the meeting in which a decision would be made.

Following brief discussion and review of the conceptual plan, Chairman Ellsworth suggested that Mr. Saunders present a design that he feels would be best for him.

III. Application(s) – Public Hearing.

#2011-2 James W. Corrigan Mr. Corrigan and his daughter, Elizabeth Corrigan, addressed the Board for Site Plan Review to operate a Home Business creating,

displaying, selling and educating people on the making of pottery and other art. The property is located at 826 Gould Hill Road in the R-2/R-4 districts.

Ms. Corrigan briefly discussed her extensive educational background in arts, explaining her interest in ceramics began at a young age.

The Zoning Board of Adjustment granted a Special Exception to operate the home business with the understanding that Ms. Corrigan will be permitted to work in her studio from 8 AM – 12 Midnight. The hours that the gallery and studio will be open to the public will be from 8 AM – 8 PM and by appointment. The space to be utilized will be within the existing barn that was originally constructed for six (6) automobiles on two (2) levels. Mr. Corrigan presented photographs showing the exterior and interior of the renovated barn, along with the space that is currently being utilized by the kiln. He noted that while there is sufficient parking at the upper level, in front of the barn, for vehicles there is also more than adequate parking at the lower level of the property.

Chairman Ellsworth inquired as to any changes being proposed to the exterior of the property. In response, Mr. Corrigan replied no. He further stating that all surface drainage was addressed during construction of the residence and barn. The existing gravel road provides access to the lower level of the barn and the existing paved drive provides access to the residence and upper (main) level of the barn. The barn is in excess of 600 feet from Gould Hill Road and therefore is not visible from Gould Hill Road.

Ms. Corrigan noted that she proposes to erect a sign not to exceed four square feet and will obtain the necessary permit. The sign will be located at the entrance to the property.

While Ms. Corrigan anticipates that most of her sales will be done through other venues she will be open to the public and will have at least two shows a year. She will also have classes in the evening with approximately four people in attendance.

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

There was no one present wishing to provide public testimony.

Mr. Wilkey, seconded by Mrs. McCarthy, moved to approve application #2011-2 as presented. Motion carried unanimously (McCarthy, Wilkey, Connolly, Taylor and Ellsworth).

IV. Adjournment.

With no other business to come before the Board, Chairman Ellsworth declared the meeting adjourned at 7:50 PM. The next regular scheduled meeting of the Planning Board is Tuesday, April 12, 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.