



Town of Hopkinton

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HOPKINTON PLANNING BOARD MINUTES DECEMBER 13, 2011

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, December 13, 2011, beginning at 7:00 PM in Hopkinton Town Hall. Members present: Vice Chairman Timothy Britain, Michael Wilkey, Bethann McCarthy, Celeste Hemingson, Alternate Edwin Taylor and Alternate Cettie Connolly. Members absent: Ex-Officio George Langwasser and Jane Bradstreet.

I. Review of Minutes of October 13 and November 8, 2011.

Review of the Minutes was deferred to the January 12, 2012 meeting.

II. Conceptual Consultation(s).

There were no conceptual consultations.

III. Application(s).

Note: Upon finding that an application meets the submission requirements, the Planning Board will vote to accept the application as complete and a public hearing on the merits of the proposal will follow immediately. Should a decision not be reached at the public hearing, the application will remain on the Planning Board agenda until such time as it is either approved or disapproved.

#2011-9 Mariana Thorne. Applicant requested **Site Plan Review** approval to operate a hair salon as a **home business** at 1392 Maple Street in the R-3 district, shown on Tax Map 218 as Lot 8.

Mrs. Thorne addressed the Board reviewing her site plan and presented photographs of her finished basement.

Note: On December 6, 2011, the Zoning Board of Adjustment granted a Special Exception to operate a hair salon as a home business with the understanding that the hours of operation will be from 8 AM – 7 PM, Mondays through Saturdays.

Mr. Wilkey inquired as to how the walking path to the business entrance would be taken care of during the winter. Mrs. Thorne noted that the path would be snow blown.

Motion made by Mrs. Hemingson, seconded by Mr. Britain, to accept application #2011-9 as complete and for consideration. Motion carried unanimously (Wilkey, Hemingson, McCarthy, Britain, Ellsworth, Taylor and Connolly).

There was no one present wishing to give public testimony.

Mrs. Hemingson, seconded by Mrs. Connolly, moved approval of application #2011-9 as presented. Motion carried unanimously (Wilkey, Hemingson, McCarthy, Britain, Ellsworth, Taylor and Connolly).

#2011-10 Santina LaCava. Applicant requested **Site Plan Review** approval to operate a bakery as a **home business** at 951 Penacook Road in the R-4 district, shown on Tax Map 242 as Lot 16. A public hearing may immediately follow if the application is accepted as complete.

Note: On December 6, 2011, the Zoning Board of Adjustment granted a Special Exception to operate a bakery as a Home Business with the following conditions:

- a) Hours of operation limited to 7 AM – 5 PM, seven days a week.
- b) The sale of goods limited to baked goods, cut flowers and local art.

Mrs. Robertson advised that the property was previously approved for use as a Bed and Breakfast Home; however, the Applicant had decided not to go forward with her plans.

The site plan presented showed adequate parking for up to four vehicles, along with a proposal to erect a small hanging advertising sign. Ms. LaCava noted that the sign would not only advertise the business name, but would list the baked good for the day.

Ms. LaCava explained her intentions to bake breads and other bakery items for distribution to farmers' markets and at Community Supported Agriculture (CSA) farms. In addition, she hoped that people visiting the Bohanan Conservancy would be interested in walking to her home to buy baked goods because of its proximity.

On the exterior of the home Ms. LaCava plans to install a new entrance door and lighting. Inside the home she plans to eventually convert the family room into the bakery with a small area for customers coming to purchase goods. She noted that the Fire Department had reviewed her plans for a new oven and had no concerns.

In addition to baked goods, Ms. LaCava anticipates selling cut flowers from her garden and local art such as photography taken by her husband. In the future, she hopes to sell additional products such as milk and eggs from Bohanan Farm.

Chairman Ellsworth advised that the Planning Board may decide to grant approval of the site plan with no restriction as to the home goods to be sold; however, should Ms. LaCava wish to expand beyond what was approved by the ZBA she will need to go back before the ZBA for permission. Following brief discussion, the Board agreed that Ms. LaCava would not need to come back to the Planning Board for site plan approval should she decide to expand on the types of home goods sold.

Motion made by Mr. Wilkey, seconded by Mr. Taylor, to accept application #2011-10 as complete and for consideration. Motion carried unanimously (Wilkey, Hemingson, McCarthy, Britain, Ellsworth, Taylor and Connolly).

There was no one present wishing to give public testimony.

Mr. Britain, seconded by Mrs. Hemingson, moved approval of application #2011-11 as presented. Motion carried unanimously (Wilkey, Hemingson, McCarthy, Britain, Ellsworth, Taylor and Connolly).

IV. Other Business.

Zoning Amendment – Revise Section XI, **Local Regulation of Excavation**, so that it is consistent with NH RSA 155-E. Following brief discussions, a motion was made by Mrs. Hemingson, seconded by Mr. Wilkey, to move the amendment forward to a public hearing. Motion carried unanimously.

V. 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 Thursday, January 12, 2012, at 6:30 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.