



# Town of Hopkinton

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## HOPKINTON PLANNING BOARD

### MINUTES

JANUARY 31, 2012

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, January 31, 2012, beginning at 6:00 PM in Hopkinton Town Hall. Members present: Ex-Officio George Langwasser, Michael Wilkey, Jane Bradstreet, Bethann McCarthy, Celeste Hemingson, Alternate Edwin Taylor and Alternate Cettie Connolly. Members absent: Vice Chairman Timothy Britain.

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- I. **Energy and Land Use Regulatory Audit** – *(Funding for the audit was provided through the Energy Technical Assistance & Planning for New Hampshire Communities (ETAP-NHC) Program, which is funded by the American Recovery and Reinvestment Act (ARRA) of 2009 and administered through the NH Office of Energy and Planning.)*

Vanessa Gould of the Central NH Regional Planning Commission met with the Board to review Hopkinton's Energy and Land Use Regulatory Audit.

The purpose of the Regulatory Audit is to assess Hopkinton's land use documents to "examine how they address energy issues and where there may be opportunities to be more proactive in encouraging energy-conscious development." The audit included review of the Hopkinton Master Plan, Zoning Ordinance, Subdivision Regulations, Site Review Regulations, Hopkinton Village Precinct (HVP) Master Plan, HVP Zoning Ordinance, HVP Subdivision Regulations, and HVP Site Review Regulations.

Due to the time, Chairman Ellsworth asked that the Board continue discussions of the Energy Audit after review of the Lyman application. The Board unanimously agreed.

- 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.)*

**#2012-1 Peggy Lyman Trust**. Lot Line Adjustment involving two lots located at 818 East Penacook Road, shown on Tax Map 245 as Lots 2 and 3.

Stuart and Peggy Lyman addressed the Board to present their application for a lot line adjustment involving two lots that they own off East Penacook Road. The purpose of the lot line adjustment is to minimize the amount of property associated with their refinancing.

Chairman Ellsworth inquired about the Lyman's long-range plans for Lot 3. In response, Mr. Lyman stated that he was unsure, but that he and his wife may build a home on the property at some point in the future.

**Motion made by Mrs. Hemingson, seconded by Mr. Wilkey, to accept application #2012-1 as complete and for consideration. Motion carried unanimously (Langwasser, Wilkey, Bradstreet, McCarthy, Hemingson, Taylor and Ellsworth).**

There was no one present wishing to give public testimony.

**Motion made by Mrs. Hemingson, seconded by Mr. Taylor, to approve application #2012-1 as presented. Motion carried unanimously (Langwasser, Wilkey, Bradstreet, McCarthy, Hemingson, Taylor and Ellsworth).**

#### **IV. Energy and Land Use Regulatory Audit (continued)**

Ms. Gould readdressed the Board explaining the specific strategies used in determining whether Hopkinton's land use documents address energy issues and where there may be ways to minimize energy use and environmental impact in developments. A list of recommendations for each land use document was included in the Audit.

Mrs. McCarthy offered the assistance of Greener Hopkinton in developing a policy that addresses energy efficiency standards. Chairman Ellsworth thanked Mrs. McCarthy, noting that the Planning Board needs to discuss how it wishes to move forward in updating the Master Plan. Once that has been determined, the Planning Board may reach out to Greener Hopkinton for assistance.

#### **V. Public Hearing** – Zoning amendment to revise Section XI, **Local Regulation of Excavation** so that it is consistent with NH RSA 155-E. A full-text of the proposed amendment is available at the Hopkinton Town Hall, Town Clerk's Office and on the Town's website [www.hopkinton-nh.gov](http://www.hopkinton-nh.gov).

There was no one present in the audience.

**Motion made by Mrs. Hemingson, seconded by Mr. Wilkey, to recommend to the Voters that the amendment be adopted. Motion carried unanimously (Langwasser, Wilkey, Bradstreet, McCarthy, Hemingson, Taylor and Ellsworth).**

#### **VI. Review of Minutes of October 13, November 8 and December 12, 2011** – Motion made by Mr. Wilkey, seconded by Mr. Taylor, to approve the Minutes as presented. Motion carried unanimously approving the Minutes of October 13<sup>th</sup> and November 8<sup>th</sup>. With seven members voting, six voted in favor (Langwasser, Wilkey, McCarthy, Hemingson, Taylor and Ellsworth) of approving the Minutes of December 12<sup>th</sup> and one member abstained (Bradstreet).

#### **VII. Adjournment.**

With no other business to come before the Board, Chairman Ellsworth declared the meeting adjourned at 7:10 PM. The next regular scheduled meeting of the Planning Board is Thursday, February 16, 2012, at 6:30 PM in the Town Hall.

Karen L. Robertson  
Planning Director

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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.

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*Minutes are subject to review and approval.*