



Town of Hopkinton

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HOPKINTON PLANNING BOARD

MINUTES

MARCH 14, 2012

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Wednesday, March 14, 2012, beginning at 6:30 PM in Hopkinton Town Hall. Members present: Michael Wilkey, Jane Bradstreet, and Alternates Edwin Taylor and Cettie Connolly. Members absent: Vice Chairman Timothy Britain, Ex-Officio George Langwasser, Bethann McCarthy and Celeste Hemingson.

- I. **Conceptual Consultation(s).** There were no conceptual consultations.
- II. **Application(s).** *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.*

Site Plan Review – Marc R. Fournier #2012-2. To operate a Laundromat at property owned by Park Ave Plaza, Inc., located at 54 Park Avenue in the VB-1 district, Tax Map 101, Lot 67. The space was previously utilized by Louis Pizza.

The Laundromat will be coin operated and will include a wash/fold and dry cleaning service. Other than interior renovations, the only exterior changes include re-facing signs and additional exterior lighting in the building soffit.

The Laundromat will have an attendant from 7 AM to 7 PM and then will be on an auto lock system until 10 PM at which time the Laundromat will close.

Motion made by Mr. Wilkey, seconded by Mrs. Connolly, to accept application #2012-2 as complete and for consideration. Motion carried unanimously (Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

There was no one present wishing to give public testimony.

Karen Robertson reported her conversation with Steve Clough, Assistant Superintendent of Public Works, concerning the impact, if any, on the Town's water and sewer systems as a result of the laundry facility. Mr. Clough's response was that he had been aware of the proposal for some time and had no concerns.

Mr. Taylor inquired about the type of machines that will be used. In response, Mr. Fournier stated that they will be high efficiency front load wash machines.

Motion made by Mr. Wilkey, seconded by Mrs. Connolly, to approve application #2012-2 with modifications of additional lighting to be in accordance with the Town's Lighting Ordinance. Motion carried unanimously (Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

Lot Line Adjustment –T.F. Bernier, Inc. #2001-3. Lot Line Adjustment involving two lots, 635 Dolly Road and 414 Putney Hill Road, shown on Tax Map 238 as Lots 28 and 40. The proposal is to transfer 2.198 from Lot 28, owned by Joyce B. Wroby Revocable Trust, to Lot 40, owned by Virginia T. Friberg Revocable Trust. Lot 28 will then consist of 4.227 acres, requiring subdivision approval from the NH Department of Environmental Services Subsurface Systems Bureau. Lot 40 will consist of 5.166 acres. There is no new construction proposed and both lots have existing houses, septic systems and wells.

As part of the application for the lot line adjustment, Mr. Bernier requested waivers of the following subdivision submission data: Topography (3.3.1(c)) and soil location and types (3.3.1 (h))

Chairman Ellsworth inquired as to the purpose of the lot line adjustment. In response, Mrs. Friberg explained that she and her neighbors wish to protect their views. As part of the lot line adjustment easements will be given to allow for cutting of the property for view purposes. There will also be a restriction on that portion of her property that would prohibit buildings from being constructed.

Motion made by Mrs. Bradstreet, seconded by Mrs. Connolly, to accept application #2012-3 as complete and for consideration. Motion carried unanimously (Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

There was no one present wishing to give public testimony.

Motion made by Mrs. Bradstreet, seconded by Mr. Wilkey, to approve application #2012-3 as presented. Motion carried unanimously (Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

Public Hearing –Public Service of NH #2001-4. Public Service Company of New Hampshire's Arborist David Crane addressed the Board to request permission to trim and remove trees along the following scenic roads pursuant to RSA 231:158: Barton Corner, Beech Hill, Brockway, Clement Hill, College Hill, Hatfield, Moran, Old Putney Hill, Patch, Pet Dow, and Thain Roads. All work is being done as part of PSNH's maintenance program. The specifications remain the same as in the past where brush and limbs less than four inches in diameter that are located within eight feet to the side of, ten feet below or fifteen feet above conductors will be removed. Larger trees or limbs that present a threat to PSNH lines or equipment because of decay or defect will be removed on a case by case basis. All trees that PSNH plans to take down as part of this work have been marked in the field with orange flags. All work will be performed in accordance with acceptable arboricultural standards.

Mr. Crane advised that three of the trees listed to be removed along Patch Road were added to the list as a result of a request from a customer. PSNH has contracted the services of Asplundh Tree Expert Company to perform the actual work.

Chairman Ellsworth inquired about the reaction, if any, from the residents. Mr. Crane noted that since 1989 the tree related concerns have decreased or changed. When there are concerns, Mr. Crane tries to meet with the individual or contact them by phone so that any concerns can be addressed.

Walter Sword of Patch Road addressed the Board stating that in past years he was very concerned about the tree trimming and removal. He noted that his residence is very close to Patch Road, which is a gravel road, and the trees along the front of his property provide some

protection for his residence. Mr. Sword discussed his recent experience with representatives with regards to the marked trees along Patch Road, explaining that in one incident the representative agreed that the tree did not have to be removed, but agreed that a decaying red maple should be removed.

Mr. Crane referred to an email that he had received from the Ungers of Old Putney Hill Road. The Ungers had stated that PSNH had cut trees along their property leaving stumps. Mr. Crane questioned whether the property had been cut by PSNH since he was unaware of the work. However, he agreed to look into it and telephone the Ungers to discuss their concerns.

Greg Berry of Old Putney Hill Road stated that he was the one that had telephoned PSNH requesting that the trees/brush along the Unger property removed. The brush/trees were located across the street from his residence. Again, Mr. Crane stated that he would look into the matter and telephone the Ungers.

Mr. Crane then discussed a letter that he and the Planning Board had received from Melinda Payson, resident of Beech Hill Road. Mr. Crane noted that there are no trees to be removed along Beech Hill Road; however, he is aware that should cutting or trimming occur that representatives are to review the work with Mrs. Payson's property manager.

Chairman Ellsworth questioned what happens to the wood that is cut and left along the sides of the roads. In response, Mr. Crane stated that under the NH Statute the wood belongs to the landowner. In some cases, the landowner may allow his/her neighbor to have the wood. If the homeowner doesn't want the wood and the tree to be cut is of a significant size the decision to remove the tree will be reconsidered as PSNH does not have the equipment to remove the tree from the property. A representative from Asplundh stated that they can chip wood up to six inches in diameter; however, it depends on the type of wood.

Motion made by Mrs. Connolly, seconded by Mr. Taylor, to provide written consent to trim and remove trees along scenic roads as per discussion with representative from Public Service of NH. Motion carried unanimously (Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

III. Other Business.

- Notice of Voluntary Merger – Robert & Nancy Donnelly. Merger of two pre-existing lots, in accordance with the provisions of NH RSA 674:39-a, located off Hopkinton Road in the R-4 district, Tax Map 239, Lots 48 and 49. **Motion made by Mrs. Bradstreet, seconded by Mr. Wilkey, to approve the merger as submitted. Motion carried unanimously (Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).**
- Master Plan Update. The Board deferred discussions to another meeting.

IV. Review of Minutes of January 31 and February 16, 2012.

Motion made by Mr. Wilkey, seconded by Mrs. Connolly, to approve the Minutes of January 31, 2012 as presented. Motion carried unanimously (Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

Motion made by Mr. Wilkey, seconded by Mrs. Connolly, to approve the Minutes of February 16, 2012 with the addition of language advising, "There was no one from the

public present.” Motion carried unanimously (Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

- V. Adjournment.** With no other business to come before the Board, Chairman Bruce Ellsworth declared the meeting adjourned at 7:30 PM. The next regular scheduled meeting of the Planning Board is Tuesday, April 10, 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.

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