



Town of Hopkinton

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HOPKINTON PLANNING BOARD MINUTES SEPTEMBER 18, 2012

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, September 18, 2012, beginning at 6:30 PM in Hopkinton Town Hall. Members present: Bethann McCarthy, Michael Wilkey, Celeste Hemingson, Edwin Taylor and Cettie Connolly. Members absent: Vice Chairman Timothy Britain, Ex-Officio George Langwasser, Jane Bradstreet.

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 immediately follow. Should a decision not be reached at the public hearing, the application will remain on the agenda until such time as it is either approved or denied.*

Lot Line Adjustment – David S. Feller #2012-7 Lot line adjustment involving two lots, 881 Clement Hill Road, owned by Lorraine Feller Revocable Trust and 1261 Pine Street, owned by Bruce and Peggy Baron. The properties are shown on Tax Map 208 as Lots 18.2 and 19.

Lorraine Feller addressed the Board to explain that a small portion of her driveway is actually located on the Baron property. The lot line adjustment involves a “swap” of land between the two parties, which will allow the Fellers to own the property on which their driveway is located.

A motion was made by Celeste Hemingson, seconded by Michael Wilkey, to accept Application #2012-7 as complete and for consideration. The motion carried unanimously (McCarthy, Wilkey, Hemingson, Taylor, Connolly and Ellsworth).

There was no one present wishing to give public testimony.

A motion was made by Michael Wilkey, seconded by Cettie Connolly, to approve Application #2012-7 as presented. The motion carried unanimously (McCarthy, Wilkey, Hemingson, Taylor, Connolly and Ellsworth).

III. Review of the Minutes and Notice of Decision of August 14, 2012.

Motion made by Cettie Connolly, seconded by Edwin Taylor, to accept the Minutes of August 14, 2012 as presented. Motion carried unanimously.

Motion made by Cettie Connolly, seconded by Edwin Taylor, to accept the Notice of Decision of the August 14, 2012 as presented. Motion carried unanimously.

IV. Master Plan Energy Chapter Work Session. Vanessa Goold of the Central NH Regional Planning Commission met with the Planning Board to review a draft of the Master Plan Energy Chapter.

Mrs. Goold noted that information for the Energy Profile was being gathered from the Town and School.

In reviewing the chapter, the Board made omissions and revisions in an attempt to clarify the language.

In addition, there was brief discussion concerning the effects that large wind farms may have on residential neighborhoods, such as noise and lighting. While the Board agreed to promote wind farms as another source of energy, the Board did agree that there should be perimeters in which the developers must follow so not to adversely affect residents in the areas.

Mrs. McCarthy suggested that there should be language in the Energy Chapter that encourages and promotes residential development in or around the downtown villages. Following brief discussion, members agreed that the Zoning Ordinance already addresses the issue by allowing mixed residential and commercial uses in the downtown.

Mrs. Goold agreed to make the omissions and revisions with a final draft being presented to the Board at their October 2012 meeting.

V. Adjournment. With no other business to come before the Board, Chairman Ellsworth declared the meeting adjourned at 8:07 PM. The next regular scheduled meeting of the Planning Board is Thursday, October 11, 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.