



Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • www.hopkinton-nh.gov

Tel: 603 746-3170

Fax: 603 746-2952

HOPKINTON PLANNING BOARD

MINUTES

OCTOBER 11, 2012

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Thursday, October 11, 2012, beginning at 6:30 PM in Hopkinton Town Hall. Members present: Vice Chairman Timothy Britain, Bethann McCarthy, Michael Wilkey, Celeste Hemingson and Edwin Taylor. Members absent: Ex-Officio George Langwasser, Jane Bradstreet and Cettie Connolly.

I. Review of the Minutes and Notice of Decision of September 18, 2012.

Motion made by Mr. Wilkey, seconded by Mrs. Hemingson, to approve the Minutes and Notice of Decision of September 18, 2012 as presented. Motion carried unanimously.

II. Conceptual Consultation(s). Chip Chesley of 823 Penacook Road addressed the Board to present a conceptual plan of a three (3) lot subdivision of 14.5 acres of land owned by his wife, Cathy Chesley and himself. The subdivision will involve the creation of two (2) residential lots with a third lot consisting of the existing residence.

There was brief discussion concerning the protection of the Contoocook River and whether the property is located in the floodplain. Mr. Chesley will follow-up and be prepared to address any concerns when submitting the final plan.

III. 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.*

Site Plan Review – Robert Walmsley #2012-8. Site Plan Review to convert the building at 44 Cedar Street into four (4) residential units. The property is currently owned by NH State Grange and is shown on Tax Map 101 as Lot 16.

Mr. Warmsley addressed the Board advising of his plans to renovate and convert the former grange building into two (2), one-bedroom apartments and two (2), two-bedroom apartments. He asked the Board to consider rezoning the property from a VB-1 (village commercial) district to a residential district, noting that it is difficult for him to obtain a residential loan due to the fact that the property is located in a commercial district. In response, Mrs. Robertson noted that the district allows both residential and commercial uses. Mr. Britain suggested that Mr. Warmsley meet in person with representatives of the bank, bringing along with him the Zoning Ordinance. Chairman Ellsworth discussed the timeline for submittal of petitioned zoning amendments, suggesting that it would be appropriate method of requesting a change in the zoning district.

Mr. Warmsley further reviewed his proposal for renovations of the structure, noting that he may raise the structure to construct a foundation. He may also remove trees located in the rear of the property. In response, Mrs. Robertson informed Mr. Warmsley that the property is located within the special flood hazard district and within the limitations of the NH

Shoreline Protection requirements; therefore, he may find that he is not able to construct the foundation or remove trees within a specified distance of the river.

Mr. Taylor then suggested that changing the use of the structure to residential apartments may mean that the structure would need to comply with a number of fire/life safety codes, such as a second means of egress from the third floor. After brief discussion, Mr. Warmsley indicated that he would review his proposal with the Fire Chief and Code Enforcement Officer.

Discussion ensued concerning the lack of overnight parking for the residential units. The adjacent Town parking lot does not permit overnight parking. It was suggested that Mr. Warmsley meet with the Selectmen to discuss the matter. Following discussion, Mr. Warmsley withdrew his application for Site Plan Review.

Motion was made by Celeste Hemingson, seconded by Edwin Taylor, to accept Mr. Warmsley's withdrawal of Application #2012-8. Motion carried unanimously (Wilkey, Hemingson, Taylor, Hemingson, Britain, McCarthy and Ellsworth).

IV. Master Plan Energy Chapter Work Session –The Planning Board held their final work session in which the majority of the Board agreed to omit information concerning the 2010 – 2011 municipal/school energy use. It was noted that the data would no longer be relevant or would soon be outdated due to the fact that in 2012 changes have been made to municipal/school facilities in an effort to conserve energy. The final draft will be presented by the Planning Board at a public hearing on November 13, 2012.

At this point, Mrs. McCarthy left the meeting.

V. Public Hearing (Capital Improvements Program) – In accordance with New Hampshire RSA 674:5 – RSA 674:8, which describes the preparation and effects of a Capital Improvements Program (CIP), and New Hampshire RSA 675:6, Method of Adoption, the Hopkinton Planning Board held a public hearing to review and adopt revisions to the Town's CIP for years 2013 – 2018. Note: The CIP is one component of the Town's Master Plan that is annually revised to reflect changing demands, new needs and assessment of priorities. There was no one present in the audience.

Motion was then made by Mrs. Hemingson, seconded by Mr. Britain, to adopt revisions to the Town's CIP for years 2012 – 2018 without endorsement of the projects. Motion carried unanimously (Wilkey, Hemingson, Taylor, Britain and Ellsworth).

VI. Adjournment. With no other business to come before the Board, Chairman Bruce Ellsworth declared the meeting adjourned at 7:55 PM. The next regular scheduled meeting of the Planning Board is Tuesday, November 13, 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.