



Town of Hopkinton

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HOPKINTON PLANNING BOARD MINUTES NOVEMBER 13, 2012

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, November 13, 2012, beginning at 6:30 PM in the Hopkinton Town Hall. Members present: Celeste Hemingson, Michael Wilkey, Vice Chairman Timothy Britain 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 and October 11, 2012.

Motion was made by Mrs. Hemingson, seconded by Mr. Wilkey, to accept the Minutes and Notice of Decision of September 18, 2012 as presented. Motion carried unanimously (Wilkey, Hemingson, Taylor, Bradstreet, Britain and Ellsworth).

Review of the Minutes and Notice of Decision of October 11, 2012 were deferred to the December 11, 2012 meeting.

II. Conceptual(s). There were no conceptual consultations.

III. Application(s).

Subdivision – John & Pamela Blackford #2012-9. Dan Mullen of Richard Bartlett and Associates addressed the Planning Board representing Mr. and Mrs. Blackford for a two lot subdivision of property located at 30 George Road in the R-4 district, shown on Tax Map 264 as Lot 4. The property consists of a total of 49.07 acres with frontage along Currier Road and Hopkinton Road. The proposal is to create a 10.24 acre parcel utilizing the frontage along Currier Road, leaving the remaining 48.3 acres with the existing residence. While Mr. and Mrs. Blackford have no intentions to build they may sell the new lot.

Motion was made by Mrs. Hemingson, seconded by Mr. Taylor, to accept Application #2012-9 as complete and for consideration. The motion carried unanimously (Wilkey, Hemingson, Taylor and Ellsworth).

Chairman Ellsworth opened the public hearing asking for public testimony. There being none, Chairman Ellsworth asked for clarification as to the intentions for the remaining 48.3 acres. In response, Mr. Mullen advised that Mr. and Mrs. Blackford have a buyer for the property which includes the residence. The prospective buyer will also have first rights of refusal in purchasing the 10.24 acre parcel should Mr. and Mrs. Blackford decide to sell the lot.

Motion was made by Mrs. Hemingson, seconded by Mr. Wilkey, to approve Application #2012-9 as presented. The motion carried unanimously (Wilkey, Hemingson, Taylor and Ellsworth).

Site Plan Review – Larry Hilton, Prototek Sheetmetal Fabrication #2012-10. Larry Hilton of Prototek Sheetmetal Fabrication addressed the Planning Board to present a Site Plan to construct a 6,000 S.F. addition to the facility located at 244 Burnham Intervale Road in the M-1 district, shown on Tax Map 220 as Lot 24. The proposed addition is intended to be used for manufacturing/warehouse storage as the company continues to grow and its need of additional space. The company's customers are from all over the world requesting fabrications of robotics or power coating of materials.

Mr. Hilton discussed how the additional space will not increase or change traffic as they do not anticipate additional employees or the need for additional truck deliveries. However, there will be a need for additional lighting for safety and security purposes. All lighting will be low-impact.

Mr. Taylor inquired about the process of powder coating materials. In response, Mr. Hilton explained how the powder material is EPA regulated. The company uses all biodegradable, nontoxic materials in the process with EPA inspections occurring every six months.

Motion was made by Mr. Wilkey, seconded by Mrs. Bradstreet, to accept Application #2012-10 as complete and for consideration. The motion carried unanimously (Wilkey, Hemingson, Taylor, Bradstreet and Ellsworth).

Chairman Ellsworth opened the public hearing asking for public testimony. Abutter Kathy Lyle addressed the Board questioning whether the automated powder coating line will be heard from outside of the building. In response, Mr. Hilton replied no; however, noted that when the overhead garage doors are opened and closed noise may be heard.

Abutter Byron Carr addressed the Board expressing concern with the affects, if any, paving the rear parking/loading area has on water run-off. Following brief discussion, Mr. Carr noted that the property consists of very sandy soil and therefore, the run-off tends to disappear quickly.

At this time, Vice Chairman Britain joined the Board.

Ms. Lyle readdressed the Board advising that when Mr. Herrick operated his business he had planted trees along the front of the property as a visual screen from the business to her residence. Mr. Hilton agreed to discuss with Ms. Lyle the possibility of planting additional trees if she should feel that it would be necessary. Ms. Lyle noted that, at this time, she did not anticipate requesting additional screening; however, wanted the option open should it be necessary in the future.

Motion was made by Mrs. Hemingson, seconded by Mrs. Bradstreet, to approve Application #2012-10 as presented with the condition that the Applicant constructs five (5) additional parking spaces than that of the total largest number of employees that are working per shift. The motion carried unanimously (Wilkey, Hemingson, Taylor, Bradstreet, Britain and Ellsworth).

IV. Public Hearing (Master Plan) – In accordance with New Hampshire RSA 674:4, Master Plan Adoption and Amendment, and New Hampshire RSA 675:6, Method of Adoption, Chairman Ellsworth opened the Hopkinton Planning Board public hearing to adopt Chapter XI Energy, as a new chapter of the 2002 Hopkinton Master Plan. With no member of the public in attendance, there was no discussion.

Motion was made by Mrs. Hemingson, seconded by Mrs. Bradstreet, to adopt Chapter XI Energy, as a new chapter of the 2002 Hopkinton Master Plan. Motion carried unanimously (Wilkey, Hemingson, Taylor, Bradstreet, Britain and Ellsworth).

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, Chairman Ellsworth opened the Hopkinton Planning Board public hearing to review and adopt revisions to the Town's CIP for years 2013 – 2018. With no member of the public in attendance, there was no discussion.

Motion was made by Mrs. Hemingson, seconded by Mr. Britain, to adopt revisions to the Town's CIP for years 2013 – 2018 without endorsement of any projects listed. Motion carried unanimously (Wilkey, Hemingson, Taylor, Bradstreet, Britain and Ellsworth).

VI. Adjournment. With no other business to come before the Board, Chairman Bruce Ellsworth declared the meeting adjourned at 7:35 PM. The next regular scheduled meeting of the Planning Board is Tuesday, December 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.