



Town of Hopkinton

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HOPKINTON PLANNING BOARD MINUTES JANUARY 8, 2013

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, January 8, 2013, beginning at 6:30 PM in the Hopkinton Town Hall. Members present: Vice Chairman Timothy Britain, Jane Bradstreet, Celeste Hemingson, Michael Wilkey, and Cettie Connolly. Members absent: Ex-Officio George Langwasser, and Edwin Taylor.

- I. **Review of the Minutes and Notice of Decision of December 11, 2012.** Mrs. Connolly, seconded by Mr. Wilkey, moved to adopt the Minutes and Notice of Decision as presented. With five members voting, three voted in favor (Connolly, Wilkey and Ellsworth) and two voted in abstention (Bradstreet and Hemingson).

Mr. Britain joined the Board.

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

- III. **Application(s).**

#2013-1 Site Plan Review – Bruce Gamsby. Site Plan Review to operate a dog kennel as a home business. The property is owned by Bruce Gamsby and Jill Crane, located at 913 Pine Street in the R-2 district, Tax Map 208, Lot 98. Note: A public hearing will immediately follow if the application is accepted as complete.

Mr. Gamsby and Ms. Crane addressed the Board explaining that they wish to utilize their existing barn to house a kennel for up to nine dogs. There will be no external changes to the building, such as an outside run, out of respect for the neighbors. All dogs will be walked on a leash on their 23-acre property. Mr. Gamsby noted that he is retired and Ms. Crane will soon be retired, so they will both be at the property full-time.

Chairman Ellsworth inquired about the current use of the barn. In response, Mr. Gamsby stated that he originally intended to utilize the building as a barn; however, once he realized that Ms. Crane was eligible to retire it was decided that the barn would be suitable for a small dog kennel. There is more than ample space for parking around the barn. The building is approximately 200 feet to Pine Street and approximately 200 feet to the adjacent property to the west.

Chairman Ellsworth questioned whether there will be a sign advertising the business. Mr. Gamsby replied yes, noting that they currently have a sign with their names on it. He anticipates adding the name of the kennel to the existing sign.

Mrs. Connolly questioned whether there would be additional lighting. Mr. Gamsby replied no, explaining that there is already sufficient lighting.

Ms. Crane addressed the Board advising that the kennel will be for boarding, daycare and some training of up to nine dogs.

Mr. Wilkey, seconded by Mrs. Bradstreet, moved to accept Application #2013-1 as complete and for consideration. The motion carried unanimously (Wilkey, Bradstreet, Connolly, Hemingson, Britain and Ellsworth).

Richard Chiocca, abutting property owner, addressed the Board advising that he had expressed concerns with the proposal to the Zoning Board of Adjustment. Following the meeting, he had contacted Realtor Mary Cowan concerning the affects that the operation of a commercial kennel will have on property values. Mr. Chiocca stated that he had less concerns after hearing from Ms. Cowan that the kennel having no outside runs would have less of an impact on property values. Mr. Chiocca requested that, should the Board approve the application, they impose conditions that there will be no outside runs. In response, Chairman Ellsworth noted that the Applicant has represented that there will be no outside runs; therefore, any changes would have to come back before the Planning Board.

Mr. Britain stated that the Zoning Board of Adjustment already approved the Applicant's request with a stipulation concerning the outside runs.

Ms. Crane readdressed the Board advising that the dogs will be supervised when outside. Furthermore, the kennel size is limited to no more than nine dogs due to the size restrictions in operating a home business.

Mr. Britain inquired as to how the Applicant plans to address the Zoning Board of Adjustment's condition concerning noise. Mr. Gamsby noted that the building is insulated, and that, if necessary, they will control the barking using other methods, such as vibration collars. Mr. Gamsby also noted that during the summer the windows of the kennel will be closed as the building will be air conditioned. So, any noise from within the kennel should be limited.

The Board briefly reviewed the parking requirements for the residence and kennel; noting that the property exceeds the parking requirements.

Mrs. Hemingson, seconded by Mr. Wilkey, moved to approve Application #2013-1 as presented. The motion carried unanimously (Wilkey, Bradstreet, Connolly, Hemingson, Britain and Ellsworth).

#2013-2 Site Plan Review – Allan McCausland. Site Plan Review to convert office space into two, one-bedroom apartments. The property is located at 834 Main Street in the VB-1 district, Tax Map 101, Lot 86. Note: A public hearing will immediately follow if the application is accepted as complete.

Mr. McCausland provided the Board with a brief history of the property; explaining that the proposed change would actually be converting the property back into the residential use it had been used for since constructed in 1890. The property was a single family home for a number of years, and then became three residential units in 1980 and four units in 1985. The McCausland's purchased the property in 1993 and converted two of the apartments into offices for their business. Now, they no longer need the office. They have attempted to rent and lease the building, but have been unsuccessful. Those interested in the building have wanted to rent residential space. Therefore, the proposal is to convert the offices back into two, one-bedroom apartments.

The proposed change will not involve exterior changes to the building other than the addition of an exterior door and fire escape for the second floor apartment. These changes were reviewed by fire and code enforcement. Interior changes will involve updating a kitchen, adding a kitchen, changes to a bathroom and relocating interior doors.

The current parking lot is approved for 12 spaces. Eight spaces were required for the mixed use of office and two apartments. Four apartments will require 1.5 parking spaces per unit for a total of six spaces. The McCauslands will continue to provide a dumpster for trash.

Chairman Ellsworth inquired about tenant parking alongside the road. In response, Mr. McCausland advised that the tenant's lease specifically limits street side parking to specific circumstances such as drop-offs and pick-ups.

Mr. Wilkey questioned whether there will be lighting of the stairway along the rear of the building. Mr. McCausland replied yes, and explained the various types of lighting that presently exists.

Mrs. Hemingson questioned whether the property is on the Town's water and sewer systems. Mr. McCausland replied yes, and noted that the Superintendent has signed off on the proposed change to the building.

Mr. Britain, seconded by Mrs. Hemingson, moved to accept Application #2013-2 as complete and for consideration. The motion carried unanimously (Wilkey, Bradstreet, Connolly, Hemingson, Britain and Ellsworth).

There was no one present wishing to provide public testimony.

Mr. Britain, seconded by Mrs. Bradstreet, moved to approve Application #2013-2 as presented. The motion carried unanimously (Wilkey, Bradstreet, Connolly, Hemingson, Britain and Ellsworth).

IV. Adjournment. With no other business to come before the Board, Chairman Bruce Ellsworth declared the meeting adjourned at 7:05 PM. The next regular scheduled meeting of the Planning Board is Tuesday, February 12, 2013, 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.