



# Town of Hopkinton

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## HOPKINTON PLANNING BOARD MINUTES FEBRUARY 12, 2013

Acting Chairman Michael Wilkey opened the Hopkinton Planning Board meeting of Tuesday, February 12, 2013, beginning at 6:45 PM in the Hopkinton Town Hall. Members present: Ex-Officio George Langwasser, Edwin Taylor, and Cettie Connolly. Members absent: Chairman Bruce Ellsworth, Vice Chairman Timothy Britain, Celeste Hemingson, Jane Bradstreet.

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- I. **Review of the Minutes and Notice of Decision of January 8, 2013.** Mrs. Connolly, seconded by Mr. Taylor, moved to adopt the Minutes and Notice of Decision as presented. Motion carried unanimously (Langwasser, Taylor, Connolly, and Wilkey).
- II. **Conceptual(s).** There were no conceptual consultations.
- III. **Application(s).**

**#2013-3 Site Plan Review – McLane/Eastern, Inc.** Site Plan Review to construct an addition on the northwest corner of the existing distribution facility located at 932 Maple Street in the M-1 district, Tax Map 228, Lot 34. Note: A public hearing will immediately follow if the application is accepted as complete.

Ed Jansury, civil engineer with Rist-Frost-Shumway Engineering, provided the Board with a brief history of the property; explaining that Rist-Frost-Shumway Engineering have over the years been involved in designing several improvements to the McLane property.

The proposal before the Planning Board is to construct a 43,600 square foot addition to the northwest side of the building that will be used to house McLane's candy operation. Currently, McLane houses their candy off-site in space they lease.

Site improvements will include the extension and relocation of portions of the existing fire lane, and modifications to the existing drainage system. No changes are proposed to the existing on-site water supply, on-site septic system, or parking areas as there are no additional employees anticipated.

The total disturbed area for the proposed improvements will be approximately 98,000 square feet which is less than the 100,000 plus mark that requires a New Hampshire Alteration of Terrain permit issued by the DES Alteration of Terrain (AoT) Bureau. That being said, the storm water management system for the site has been designed meeting AoT requirements in anticipation of future improvements to the site. The post development runoff will be less than the existing condition runoff for a 2-yr, 10-yr, and 50-yr storm. There will be two at-grade storm water detention/treatment ponds and an underground chamber system.

The architectural design of the addition will be similar to that of the existing building, including color.

Mr. Jansury noted that the Fire Department had been provided with two different designs and were satisfied with the design presented. Mrs. Robertson noted that the interim Fire Chief and Fire Chief have approved the design.

Mr. Taylor questioned whether the gate shown along the fire lane was necessary. In response, Mr. Jansury explained that the gate currently exists but could be removed if requested.

At this point, the Board briefly discussed the availability of land for future expansions. In response, Mr. Jansury explained the potential for future expansion in the rear of the property; however, he noted that it would require redesign of the existing fire ponds and septic system.

Mrs. Connolly, seconded by Mr. Langwasser, moved to accept Application #2013-3 as complete and for consideration. Motion carried unanimously (Langwasser, Taylor, Connolly, and Wilkey).

There was no one present wishing to provide public testimony.

Mr. Wilkey inquired about exterior lighting of the addition and the affects, if any, on abutters. In response, Mr. Jansury stated that there will be security lighting installed. The distance of the proposed addition to Maple Street is estimated at 460 feet.

Mrs. Connolly, seconded by Mr. Langwasser, moved to approve Application #2013-3 as presented. Motion carried unanimously (Langwasser, Taylor, Connolly, and Wilkey).

**#2013-4 Site Plan Review – Chris Saunders.** Chris Saunders addressed the Board requesting Site Plan Review approval to utilize commercial space at 916 Main Street for a photography business. The property is located in the VB-1 district, Tax Map 101, Lot 77. Note: A public hearing will immediately follow if the application is accepted as complete.

Mr. Saunders provided the Board with a brief history of his background working as a professional photographer in various parts of the Country. While in the past he has done work with large companies, he now primarily photographs weddings and families. Opening an office in the downtown, adjacent to Contoocook Frame Shop, he believes his ideal. The location is centrally located and will provide a site for people to come in and view their pictures, which will most likely be by appointment. Most of the actual photography is done off-site. There are no modifications to the exterior or interior of the structure proposed; however, there will be a sign similar to the frame shop's sign.

Mrs. Robertson noted that the space to be utilized is currently a portion of the retail space that is used by the frame shop.

Mr. Taylor, seconded by Mr. Langwasser, moved to accept Application #2013-4 as complete and for consideration. Motion carried unanimously (Langwasser, Taylor, Connolly, and Wilkey).

There was no one present wishing to provide public testimony.

Mrs. Connolly, seconded by Mr. Taylor, moved to approve Application #2013-4 as presented. Motion carried unanimously (Langwasser, Taylor, Connolly, and Wilkey).

**IV. Adjournment.** With no other business to come before the Board, Acting Chairman Michael Wilkey declared the meeting adjourned at 7:05 PM. The next regular scheduled meeting of the Planning Board is Wednesday, March 13, 2013, at 6:30 PM in the Town Hall.

Karen L. Robertson  
Planning Director

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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.