



Town of Hopkinton

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HOPKINTON PLANNING BOARD MINUTES APRIL 9, 2013

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, April 9, 2013, beginning at 6:30 PM in the Hopkinton Town Hall. Members present: Vice Chairman Timothy Britain, Jane Bradstreet, Michael Wilkey, Edwin Taylor and Cettie Connolly. Members absent: Ex-Officio George Langwasser and Celeste Hemingson.

I. Review of the Minutes and Notice of Decision of February 12, 2013 and Minutes of March 13, 2013.

Motion made by Mrs. Bradstreet, seconded by Mr. Taylor, to approve the Minutes of February 12, 2013 as presented. Motion carried unanimously (Britain, Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

Motion made by Mrs. Connolly, seconded by Mr. Taylor, to approve the Notice of Decision of February 12, 2013 as presented. Motion carried unanimously (Britain, Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

Motion made by Mr. Britain, seconded by Mrs. Bradstreet, to approve the Minutes of March 13, 2013 as presented. Motion carried unanimously (Britain, Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

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

III. Application(s).

#2013-5 John D. McGregor, III. Mr. and Mrs. McGregor addressed the Planning Board for Site Plan Review to convert space that they formerly utilized for their home business into a one-bedroom apartment. The property is owned by John D. McGregor, III and Beverly McGregor, located at 461 Kearsarge Avenue in the R-2 district, Tax Map 222, Lot 41.

Mr. McGregor explained that essentially they are moving from the main house to the apartment, and their grandson will be moving into the main house. There is currently an apartment over the garage, so the proposed apartment will make a total three residential units.

There are no proposed exterior changes to the building or property. Mr. McGregor noted that all parking and lighting is sufficient as it was once used to accommodate the McGregor's home business. Furthermore, the existing septic system was constructed to accommodate the total number of bedrooms of all units combined.

Motion made by Mr. Wilkey, seconded by Mr. Taylor, to accept Application #2013-5 as complete and for consideration. Motion carried unanimously (Britain, Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

Mr. Britain asked a clarifying question concerning the adequacy of the septic system. In response, Mr. McGregor stated that the septic system was designed to accommodate five bedrooms and three and one-half baths. All three units combined will not exceed the design capacity of the system.

Motion made by Mr. Wilkey, seconded by Mrs. Connolly, to approve Application #2013-5 as presented. Motion carried unanimously (Britain, Bradstreet, Taylor, Wilkey, Connolly and Ellsworth).

IV. Adjournment. With no other business to come before the Board, Chairman Ellsworth declared the meeting adjourned at 7:05 PM. The next regular scheduled meeting of the Planning Board is Tuesday, May 14, 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.