



Town of Hopkinton

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HOPKINTON PLANNING BOARD MINUTES MAY 14, 2013

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, May 14, 2013, beginning at 6:30 PM in the Hopkinton Town Hall. Members present: Ex-Officio George Langwasser, Michael Wilkey, Celeste Hemingson and Cettie Connolly. Members absent: Vice Chairman Timothy Britain, Jane Bradstreet and Edwin Taylor.

I. Review of the Minutes and Notice of Decision of April 9, 2013.

Motion made by Mrs. Connelly, seconded by Mr. Wilkey, to approve the Minutes of April 9, 2013 with the addition of Michael Wilkey's name to the opening paragraph listing those members that were present. Motion carried unanimously (Wilkey, Hemingson, Connelly and Ellsworth).

Motion made by Mrs. Connolly, seconded by Mr. Wilkey, to approve the Notice of Decision of April 9, 2013 as presented. Motion carried unanimously (Wilkey, Hemingson, Connelly and Ellsworth).

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

III. Application(s).

#2013-6 James Fredyma. Mr. Fredyma addressed the Board to present a request for a two lot subdivision of property located on the north side of Maple Street in the R-3 district, Tax Map 218, Lot 9. The lots will be used for residential purposes.

Chairman Ellsworth inquired about wetlands on the property. In response, Mr. Fredyma noted that there is a small wetland (1,054 sq. ft.) in the rear of Lot 9.1. Total non-wetland for each lot exceeds the minimum requirement for the R-3 district.

A shared driveway had been approved by NH DOT as the lots are located on a State road. Mr. Fredyma stated that the location of the shared driveway provides the safest sight distance along Route 127.

There was no one present to give public testimony.

Motion made by Mrs. Connelly, seconded by Mr. Wilkey, to accept the Application as complete and for consideration. Motion carried unanimously (Wilkey, Hemingson, Connelly and Ellsworth).

Motion made by Mrs. Connelly, seconded by Mr. Wilkey, to approve Application #2013-6 as presented. Motion carried unanimously (Wilkey, Hemingson, Connelly and Ellsworth).

#2013-7 Amy Rothe. Mrs. Rothe addressed the Planning Board to present her application for Site Plan Review to operate home business selling refurbished furniture and home goods at 214 Stumpfield Road in the R-4 district, Tax Map 230, Lot 10.

Mrs. Rothe indicated that she proposes to be open part-time, two weekends per month, selling up-cycled and refurbished furniture with some new items. The home business will take place in an existing outbuilding, utilizing the existing circular driveway. Mrs. Rothe operated a similar business for the past five years in Hancock, Maine.

While the proposal is to be open two weekends per month, Mrs. Rothe did not foresee herself having enough spare time to be open more than one weekend per month.

Chairman Ellsworth questioned whether chemicals or other hazardous materials would be used. In response, Mrs. Rothe replied no; indicating that she only uses paints, wax and a power sander to refinish furniture.

Chairman Ellsworth asked Mrs. Rothe whether she would take in furniture to be refinished. Mrs. Rothe did not anticipate it, and noted that she tends to buy furniture at flea-markets and yard sales.

Ex-Officio George Langwasser joined the Board.

Mrs. Robertson noted that approval of the application should be contingent upon approval of a Special Exception by the Zoning Board of Adjustment.

Motion made by Mrs. Connelly, seconded by Mr. Wilkey, to accept the application as complete and for consideration. Motion carried unanimously (Wilkey, Hemingson, Connelly, Langwasser and Ellsworth).

There was no one present to give public testimony.

Mrs. Hemingson inquired about the square footage of the residence and whether the home business would comply with the square footage allowed under subsection 2.1.H.1. Note: A home business can utilize an area, either in the dwelling or accessory building, of not more than 25 percent of the total floor area of the dwelling or 500 square feet, whichever is less. In response, Mrs. Rothe and Mrs. Robertson noted that they had reviewed the square footage of both the dwelling (2,854 sq. ft.) and the outbuilding, and determined that the home business will not exceed 500 square feet of area.

Chairman Ellsworth inquired about exterior lighting of the building. In response, Mrs. Rothe noted that there will be a flood light installed on the front and rear of the building. She further noted that she does not anticipate being open after dusk as her hours will be from 10 AM to dusk.

At this time, the Planning briefly discussed the parking requirements for the home business with it being noted that 1.2 parking spaces is required based on the size of the business. Mrs. Rothe anticipates the ability to park at least six vehicles in the circular driveway. It was also noted that the circular drive is separate from the driveway for the residence.

Lastly, Chairman Ellsworth informed Mrs. Rothe that should there be a need to expand the days or hours of operation she will need to come back before the Planning Board. Mrs. Rothe agreed.

Motion made by Mr. Wilkey, seconded by Mrs. Hemingson, to approve Application #2013-7 as presented with the following conditions:

- 1. Zoning Board of Adjustment approval of a Special Exception, and***
- 2. Compliance with the maximum square footage allowed for the home business as outlined in Zoning Ordinance subsection 2.1.H.1.***

Motion carried unanimously (Wilkey, Hemingson, Connelly, Langwasser and Ellsworth).

IV. Adjournment. With no other business to come before the Board, Chairman Ellsworth declared the meeting adjourned at 6:57 PM. The next regular scheduled meeting of the Planning Board is Tuesday, June 11, 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.