



Town of Hopkinton

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HOPKINTON PLANNING BOARD MINUTES JUNE 11, 2013

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, June 11, 2013, beginning at 6:30 PM in the Hopkinton Town Hall. Members present: Jane Bradstreet, Celeste Hemingson and Cettie Connolly. Members absent: Vice Chairman Tim Britain, Ex-Officio George Langwasser, Michael Wilkey and Edwin Taylor.

I. Review of the Minutes and Notice of Decision of May 14, 2013.

Motion made by Mrs. Connolly, seconded by Mrs. Hemingson, to approve the Minutes of May 14, 2013 as presented. Motion carried unanimously (Bradstreet, Hemingson, Connolly and Ellsworth).

Motion made by Mrs. Hemingson, seconded by Mrs. Connolly, to approve the Notice of Decision of May 14, 2013 as presented. Motion carried unanimously (Bradstreet, Hemingson, Connolly and Ellsworth).

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

III. Application(s).

#2011-6 Rose View Properties. Jonathan Crowdes of T.F. Bernier, Inc. addressed the Board representing Chuck and Joyce Rose for Site Plan Review modifications to construct a one-story 1,472 sq. ft. building for restaurant/retail use. The property is located at 14 Maple Street in the VB-1 district. Mr. Crowdes began by outlining what was originally approved by the Planning Board at their October 13, 2011 meeting, such as a three-story 2,088 sq. ft. building for retail, apartments and office use. The modified building design is much smaller. The building will be constructed for one business tenant. There will be no rear access to the building; however, there will be side exit doors. Furthermore, there will be a basement used for storage that will have access through an exterior bulkhead. The newly designed entrance will be landscaped rather than a concrete walkway as was previously anticipated. The elevation view of the building includes a sign which is for illustration purposes only. The exact size and location will be determined at a later date when the Applicant submits an application to the Select Board for a sign permit. Lastly, Mr. Crowdes explained that the NH Department of Transportation permit that had previously been granted remains valid as there are no changes being proposed to the entrance from what was previously represented.

Mrs. Robertson inquired about the type of materials to be used for the exterior siding. In response, Mr. Crowdes anticipates that the building will be sided with clapboards.

Chairman Ellsworth inquired about the interior layout of the building. Mr. Crowdes responded by explaining that the plan is for presentation purposes and that the interior configuration may change depending upon the tenant's needs. Mrs. Robertson noted that the interior design and location of exits will need to be approved by Code Enforcement and Life Safety Officers, prior to construction.

Motion made by Mrs. Hemingson, seconded by Mrs. Bradstreet, to accept Application #2011-6 as modified, as complete and for consideration. Motion carried unanimously (Bradstreet, Hemingson, Connolly, and Ellsworth).

Glenn Combs, representing the Contoocook United Methodist Church, addressed the Board noting that the church is an abutter. Mr. Comb wanted to be sure that it was understood by all parties that the access way and parking lot alongside the Rose View property is owned by the Church and is maintained for Church business. Owner of Rose View Properties, Chuck Rose, indicated that he understood.

Al Gibbs, also on behalf of the Contoocook United Methodist Church, addressed the Planning Board reiterating what had been said by Mr. Combs. He further noted that there is signage at the access way to the parking lot that specifically indicates that it is only to be used by the Church. Chairman Ellsworth inquired as to whether the Church believed that additional signage will be required. In response, Mr. Combs and Mr. Gibbs replied no. Mr. Rose noted that if there are any concerns or additional signage is needed that he is willing to work with the Church to address the issue.

Motion made by Mrs. Connolly, seconded by Mrs. Hemingson, to approve Application #2011-6 as modified with the following conditions:

- 1. Approval of Special Use Permit to reduce the building setbacks is granted;**
- 2. Approval of use of municipal parking lot for an additional six (6) parking spaces;**
- 3. Construction of the parking lot and sidewalk as previously represented, and**
- 4. Understanding that if the parking requirements for the type of use of the building exceed twelve (12) parking spaces (six onsite spaces and use of six spaces in the Town parking lot) as previously represented, the Applicant must return to the Planning Board for Site Plan Review.**

Motion carried unanimously (Bradstreet, Hemingson, Connolly and Ellsworth).

#2013-8 New Cingular Wireless PCS, LLC. Tim Greene of TerraSearch addressed the Planning Board on behalf of SAI Communications for building and modification of equipment at AT & T's wireless communications facility located at 67 Farrington Corner Road. In particular, the proposal is to install three (3) additional panel antennas and associated equipment at the site. Mr. Greene gave a brief overview of the proposal, explaining that the intent is to be able to upgrade the facility to accommodate 4G high speed service. All associated equipment, including new fiber and coax conduits will be located within the existing compound at the base of the facility.

Mr. Greene stated that the additional antennae and equipment will not adversely impact adjacent properties as there will be no changes to the height of the tower. Instead, the upgrades to the facility will improve wireless communications for residents, businesses, commuters and emergency personnel utilizing wireless in the vicinity. Furthermore, the upgrades will not generate noise, odor, fumes, glare, smoke or dust or require additional lighting or signage. There will be no increase in traffic as this is an unmanned facility that, on average, has one round trip visit per month.

Mrs. Robertson asked whether the proposed antennae would extend beyond the existing antennae. Mr. Greene replied no, referring to a photographic representation as to how the antennae will appear on the tower.

Chairman Ellsworth inquired as to whether a structural analysis had been completed to insure that the tower could support the weight of the additional antennae. Mr. Green replied yes, and then submitted a copy of the analysis completed by Paul J. Ford and Company. Conclusion of the analysis is that “the existing monopine and foundation have sufficient capacity to support the new antenna loading while meeting the local minimum recommended design wind velocities.”

Motion made by Mrs. Bradstreet, seconded by Mrs. Hemingson, to accept Application #2013-8 as complete and for consideration. Motion carried unanimously (Bradstreet, Hemingson, Connolly and Ellsworth).

There was no one present to give public testimony.

Motion made by Mrs. Hemingson, seconded by Mrs. Bradstreet, to approve Application #2013-8 as presented. Motion carried unanimously (Bradstreet, Hemingson, 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, July 9, 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.