



Town of Hopkinton

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HOPKINTON PLANNING BOARD MINUTES JANUARY 13, 2015

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, January 13, 2015, beginning at 7:00 PM in the Hopkinton Town Hall. Members present: Michael Wilkey, Cettie Connolly, Jane Bradstreet, Alternate Clarke Kidder, and Alternate James Fredyma. Members absent: Vice Chairman Timothy Britain, Ex-Officio George Langwasser, Celeste Hemingson, Alternate Richard Steele, and Planning Director Karen Robertson.

Due to the absence of regular members, Mr. Kidder was designated as a voting member for this meeting.

I. Applications.

#2015-1 Bruce and Darlene Isabelle. Subdivision of property located at 1000 Upper Straw Road into three (3) lots. The property is located in the R-4 district, shown on Tax Map 265 as Lot 12.3.

Chairman Ellsworth stated that no action or decision would be made on the application as one abutter had not been properly notified by certified mail of the subdivision application. One abutter who was notified had sold the property and the new owner was not subsequently notified. Consequently, the application was tabled and to be taken up at the next Planning Board meeting on February 10, 2015.

Chairman Ellsworth asked the Planning Board members if they wished to have a brief presentation of the planned subdivision to identify any issues to be addressed at the next meeting in order to facilitate review and action. Members said that would be helpful to them. Chairman Ellsworth asked Arthur F. Siciliano, Jr., Land Surveyor, representing Bruce and Darlene Isabelle, to provide a brief conceptual overview of the subdivision plan.

Mr. Siciliano presented an overview of the subdivision plan and answered questions about road frontages, driveways, lot sizes, and wetlands. Mr. Siciliano said the Road Committee had reviewed and agreed with the plans. Chairman Ellsworth stated there was a Road Committee report included in the Chairman's meeting packet affirming the same.

Daniel Story, an abutter, expressed concern about road impacts during any construction, indicating there have been problems with erosion and washouts, and wanted that information to be brought to the attention of the town.

Planning Board members briefly discussed the application, particularly the Road Committee recommendations made at a 1992 subdivision plan approval of this property and the extent to which those 1992 conditions had been met. Chairman Ellsworth noted the Planning Board may wish to have a follow-up conversation with the Road Committee about current road conditions and requirements as they relate to this specific subdivision request. Ms. Robertson will be asked to contact the Road Committee.

Adopted: 02/10/2015

II. Conceptual Consultations. There were no conceptual consultations.

III. Review and adopt the minutes of December 9, 2014.

Michael Wilkey, seconded by Clarke Kidder, moved to approve the minutes of December 9, 2014, with a correction to page three, third paragraph from the bottom of the page, substituting the word “parameters” for “perimeters” in the last line of the paragraph. Motion carried unanimously.

IV. Public Hearing - Zoning Amendments for the 2015 Annual Town Meeting.

- a) Amend Section II Definitions inserting new definitions 2.1.E.1 Entertainment and 2.1.P.2 Place of Entertainment. Amendment will require changing the numerical sequence of remaining definitions.
- b) Amend Section III Establishment of Districts and Uses inserting 3.7.9 Place of Entertainment outlining conditions that must be met, agreed to and demonstrated in compliance.
- c) Amend Table of Uses 3.6 inserting 3.6.F.8 Place of Entertainment as a use prohibited in all residential districts and permitted by Special Exception in all commercial and industrial districts.
- d) Amend 3.9 Use, Adult inserting other uses and locations in which an adult use shall be a minimum of 1,000 feet from property lines.

Mr. Fredyma recused himself from the discussion of the zoning amendments.

Chairman Ellsworth asked if there were any substantive changes to the proposed zoning amendments. A brief discussion occurred regarding the final versions of the amendments. There were no changes proposed to the amendments.

Chairman Ellsworth asked if any member of the public wished to speak about the zoning amendments. No one wished to speak as there were no members of the public present other than Mr. Fredyma.

Clarke Kidder, seconded by Michael Wilkey, moved to approve the zoning amendments as presented. Motion carried unanimously. A full-text of the proposed amendments is available at the Town Hall, Town Clerk’s Office and the Town’s website.

V. Adjournment.

Michael Wilkey, seconded by Jane Bradstreet, moved to adjourn the meeting. Chairman Ellsworth declared the meeting adjourned at 7:33 PM.

The next regular meeting of the Hopkinton Planning Board is 7:00 PM on Tuesday, February 10, 2015, at the Hopkinton Town Hall. Chairman Ellsworth and Mr. Fredyma stated they would not be present at the meeting.

James Fredyma
for Karen L. Robertson
Planning Director