



Town of Hopkinton

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HOPKINTON PLANNING BOARD MINUTES FEBRUARY 10, 2015

Acting Chairman Michael Wilkey opened the Hopkinton Planning Board meeting of Tuesday, February 10, 2015, beginning at 7:00 PM in the Hopkinton Town Hall. Members present: Celeste Hemingson, Jane Bradstreet and Cettie Connolly. Members absent: Chairman Bruce Ellsworth, Vice Chairman Timothy Britain, Ex-Officio George Langwasser and Alternates Clarke Kidder, Rich Steele and James Fredyma. Staff present: Planning Director Karen Robertson.

I. Review and adopt the Minutes and Notice of Decision of January 13, 2015.

Cettie Connolly, seconded by Jane Bradstreet, moved to **APPROVE** the Minutes of January 13, 2015 as presented. Motion carried unanimously.

There were no decisions made at the January 13, 2015 meeting, so there was no Notice of Decision.

II. Conceptual Consultations. There were no conceptual consultations.

III. Applications (*Public hearing may immediately follow if an application is accepted as complete.*)

#2015-1 Bruce & Darlene Isabelle Tom Carr of Meridian Land Services presented a plan of a three (3) lot subdivision of property owned by Bruce and Darlene Isabelle, located at 1000 Upper Straw Road in the R-4 district, TM265/L12.3.

The Planning Board discussed a report from the Road Committee concerning the proposed subdivision. The Committee requests a deed to be provided to the Town for an additional nine (9) feet of right-of-way on the west side of Upper Straw Road. In addition to the thirty-three (33) feet of existing right-of-way, the Committee indicates that this will provide twenty-five (25) feet of right-of-way from the center of Upper Straw Road. Also requested is a 20' x 20' easement at the outfall of all existing culverts for future maintenance. The Committee noted that "two more lots would add an average of eight (8) vehicles per day, which in our opinion would not impact this road in any way."

There was brief discussion concerning an earlier report received from the Road Committee concerning the same subdivision. Based on the language of the two reports it appears that the Road Committee had reviewed in detail at the July 29, 2014 meeting the proposed subdivision and condition of the Upper Straw Road. Later, at the Committee's December 16, 2014 meeting, they confirmed that the plan as presented had met their requests.

Mr. Carr advised that the plan will be corrected to reflect the correct names of the abutters at 1007 Upper Straw Road. Mrs. Robertson confirmed that the correct abutter was notified of the meeting/public hearing.

The proposal is to subdivide a 12.49 acre parcel into three (3) lots for residential purposes. The lot with the existing residence will consist of 6.02 acres and 468.52 feet of frontage. The

two new lots will consist of 3.18 acres with 355.38 feet of frontage and 3.29 acres with 864.67 feet of frontage.

The Board briefly discussed the request of the Road Committee for an additional nine (9) feet of right-of-way in front of the subdivision in order to provide a twenty-five (25) foot right-of-way measured from the centerline of Upper Straw Road. Mr. Carr noted that typically property owners on each side of a street would be requested to provide an equal amount of easement area that may be needed for a fifty (50) foot right-of-way. He assumed that is why the Road Committee had only requested an additional nine (9) feet in front of the subdivision. However, in this particular case, the existing right-of-way is thirty-three (33) feet and the owners of the subdivision have agreed to provide the Town with an easement of an additional seventeen (17) feet to make up the total right-of-way width of fifty (50) feet. The easement was calculated fifty (50) feet from the property line of the owners on the north side of Upper Straw Road. It was then noted that the additional seventeen (17) feet will meet and exceed the 1992 and 2015 recommendations of the Road Committee (*Note: 1992 Road Committee reviewed a subdivision involving property adjacent to the property in question.*)

Mr. Carr then noted that the plan presented includes the granting for a 20' x 20' easement centered on each culvert for the purpose of construction and maintenance of Upper Straw Road.

Mrs. Hemingson, seconded by Mrs. Connolly, moved to **ACCEPT** application #2015-1 of Bruce & Darlene Isabelle as complete and for consideration. Motion carried unanimously (Connolly, Bradstreet, Hemingson and Wilkey).

There being no one present wishing to provide public testimony, Acting Chairman Wilkey closed the public hearing portion of the meeting.

Mrs. Hemingson, seconded by Mrs. Bradstreet, moved to **APPROVE** application #2015-1 of Bruce & Darlene Isabelle as presented. Motion carried unanimously (Connolly, Bradstreet, Hemingson and Wilkey).

#2015-2 Unutil Service Corp Forestry Supervisor Chris Moultroup addressed the Planning Board requesting permission to trim and remove potentially hazardous trees on overhead distribution lines that run along the following scenic roads: Brockway Road and Branch Londonderry Turnpike. A public hearing is being held in accordance with NH RSA 231:158.

Mrs. Robertson noted for the record that property owners along Brockway and Branch Londonderry Turnpike were notified by regular mail of the proposal. While notification is not a requirement, the Planning Board typically notifies property owners of cutting along scenic roads.

Mr. Moultroup discussed Unutil's procedure for pruning approximately 10 feet to the sides and below the electrical wire and 15 feet above. At this time, he anticipates the need to remove a poplar and some birch trees. The contract for pruning and removal of trees was awarded to Lucas Tree Service. For removal of trees Lucas will receive written permission and for pruning the property owners will be notified within so many days of pruning.

Mr. Wilkey questioned the time frame for the work to be done. In response, Mr. Moultroup estimated sometime during the summer or fall of this year.

Mrs. Bradstreet, seconded by Mrs. Connolly, moved to **ACCEPT** application #2015-2 of Unitil Service Corp as complete and for consideration. Motion carried unanimously (Connolly, Bradstreet, Hemingson and Wilkey).

There being no one present wishing to provide public testimony, Acting Chairman Wilkey closed the public hearing portion of the meeting.

Mrs. Bradstreet, seconded by Mrs. Connolly, moved to **APPROVE** application #2015-2 of Unitil Service Corp as presented. Motion carried unanimously (Connolly, Bradstreet, Hemingson and Wilkey).

IV. Adjournment.

Acting Chairman Wilkey declared the meeting **ADJOURNED** at 7:30 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 7:00 PM on Tuesday, March 17, 2015, at the Hopkinton Town Hall.

Karen L. Robertson
Planning Director