



Town of Hopkinton

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HOPKINTON PLANNING BOARD

MINUTES JULY 14, 2015

Chairman Bruce Ellsworth opened the Hopkinton Planning Board meeting of Tuesday, July 14, 2015, beginning at 7:00 PM in the Hopkinton Town Hall. Members present: Ex-Officio James O'Brien, Jane Bradstreet, Celeste Hemingson, Cettie Connolly and Alternates Rich Steele and James Fredyma. Members absent: Vice Chairman Michael Wilkey, Timothy Britain and Clarke Kidder. Staff present: Planning Director Karen Robertson.

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

I. **Review of the Minutes of June 9, 2015.**

Review of the Minutes and Notice of Decision was deferred to the next scheduled meeting.

II. **Conceptual Consultations.**

There were no conceptual proposals presented.

III. **Application** (*Public hearing will immediately follow if the application(s) is/are accepted as complete.*)

Mr. O'Brien recused himself from review of the application as he is an abutter.

#2015-5 Mark Winzeler Site Plan Review and Architectural Design Review to utilize property at 53 Maple Street for retail (antiques, furniture and art) and residential purposes. The property is owned by Loena Lorber Trust, shown on Tax Map 102 as Lot 50.

Mr. Winzeler discussed his intentions to convert the second floor of the building into a residential unit for himself and to utilize the first floor for retail purposes. An architectural rendition of the front (Maple St.) of the building was presented with Mr. Winzeler advising that he intends to replace a window with a larger window. He also intends to improve the landscaping.

Chairman Ellsworth inquired about the lighting of the building and the advertising sign. In response, Mr. Winzeler stated that the sign and lighting will remain the same with the exception to the wording on the sign. The lighting of the building will also remain as is.

Mrs. Connolly questioned whether there is sufficient lighting near the front door for those times of year when it gets dark early. Mr. Winzeler agreed, noting that the lighting on each side of the door will be similar to residential lighting in an effort to retain the character of the building, which was once a church.

Mrs. Robertson noted that the Zoning Board of Adjustment had granted Mr. Winzeler two (2) Variances with a condition concerning the hours of operation of his retail business. Hours are

to be Mondays – Thursdays and Saturdays from 10 AM – 5 PM, Fridays 10 AM – 7 PM, and Sundays from 12 Noon – 5 PM.

Mrs. Hemingson, seconded by Mr. Steele, moved to **ACCEPT** the application as complete and for consideration. Motion carried unanimously.

The application was open for public comment with James O'Brien expressing concern with the potential for increased traffic and a change in traffic pattern on weekends. Mr. O'Brien suggested that an effort be made to direct traffic towards Maple Street, rather than further down Prospect Street.

In response, Mr. Winzeler offered to install signage in the parking area directing customers towards Maple Street when leaving the property. Mr. Winzeler agreed to do whatever is necessary in order to direct his customers towards Maple Street.

Following closure of public testimony, the Board briefly discussed the potential for increased traffic along Prospect Street, and believed that Mr. Winzeler's efforts to direct his customers to drive Maple Street, when leaving his property, would be helpful.

Mrs. Hemingson, seconded by Mrs. Bradstreet, moved to **APPROVE** application #2015-5 as presented. Motion carried unanimously.

#2015-6 Peter D. Mellen, LLS Two lot subdivision of property located at 1185 Hopkinton Road in the R-4 district. The property is owned by Karen J.R. Kennedy, shown on Tax Map 258 as Lot 68.

The total acreage of the parcel is 77.44 acres. Mrs. Kennedy proposes a two (2) lot subdivision with one lot to include the existing house on 12.01 acres with 384.89 feet of frontage and the second lot to consist of 65.43 acres with 300 feet of frontage. The residence will be offered for sale; while, Mrs. Kennedy will retain the 65.43 acre parcel and an adjacent parcel.

Mrs. Bradstreet, seconded by Mrs. Hemingson, moved to **ACCEPT** the application as complete and for consideration. Motion carried unanimously.

Chairman Ellsworth opened the public hearing portion of the meeting for public comment with abutters, Peggy Snyder, Jason Lacombe and Andrew Westbrook expressing concern with the potential for future subdivision of the remaining 65.43 acres, and the impact that development of the property may have on the traffic in the area. In response, Chairman Ellsworth advised that the application before the Board is for a two (2) lot subdivision. Any future application for subdivision of the 65.43 acres will require a public hearing and notification to abutters. Mrs. Robertson noted that the Zoning Ordinance provides for a maximum of fifty (50) lots. Mrs. Bradstreet also noted any subdivision involving road construction will be required to be presented as a Conservation Subdivision having open space.

Mr. O'Brien understood that the NH DOT has approved a driveway to access a single-family residence on the 65.43 acres. He assumed that any change would require further review by NH DOT. Chairman Ellsworth agreed, stating that any proposal for subdivision will require Planning Board approval.

Public hearing portion of the meeting was closed.

Mrs. Bradstreet, seconded by Mrs. Connolly, moved to **APPROVE** application #2015-6 as presented. Motion carried unanimously.

IV. Other Business

Notice of Voluntary Merger – John Beardmore & Celina Hurley. Merger of two pre-existing lots, in accordance with the provisions of NH RSA 674:30-a, located off Apple Tree Lane in the R-4 district, Tax Map 258, Lots 52.1 and 52.2.

Mrs. Connolly, seconded by Mrs. Bradstreet, moved to **APPROVE** the merger as submitted. Motion carried unanimously.

- V. Adjournment.** Chairman Bruce Ellsworth declared the meeting **ADJOURNED** at 8:25 PM. The next regular scheduled meeting of the Planning Board is Tuesday, August 11, 2015, at 7:00 PM in the Town Hall.

Karen 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.