



# Town of Hopkinton

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## HOPKINTON PLANNING BOARD

### MINUTES

**March 15, 2016**

Vice Chairman Michael Wilkey opened the Planning Board meeting of Tuesday, March 15 at 6:30 PM in the Hopkinton Town Hall. Members present: Celeste Hemingson, Alternate James Fredyma, Vice Chairman Michael Wilkey, and Jane Bradstreet. Members absent: Chairman Bruce Ellsworth, Cettie Connolly, Timothy Britain Ex-officio James O'Brien, and Alternates Clarke Kidder and Richard Steele.

Michael Wilkey declared a quorum present.

#### **I. Review of the Minutes and Notice of Decision of March 2, 2016**

Celeste Hemingson, seconded by James Fredyma, moved to **APPROVE** the Minutes of March 2 as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Wilkey, Bradstreet).

Celeste Hemingson, seconded by James Fredyma, moved to **APPROVE** the Notice of Decision of March 2 as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Wilkey, Bradstreet).

#### **II. Conceptual Consultations.**

There were no conceptual consultations.

#### **III. Applications**

**Site Plan/Architectural Design Review Application #2016-04**, Gardens to Imagine LLC to operate an organic farm to include a retail nursery, permaculture and horticulture education, landscape design and arborist services, located at 663 Maple Street, Tax Map 228, Lot 18, M-1 District.

Business owners Ruth Theresa Puza and Matthew Puza outlined their plans to open a business offering landscape design, tree care, a greenhouse and planted gardens. Future plans include educational classes with guest parking, display gardens, sale

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*Subject to review and approval.*

of cut flowers and fruit. Some buildings on the property would be used for office space, housing of vehicles, and retail space, selling garden-related products such as tools. The applicants are asking for a curb cut on Dolly Road, to permit a driveway leading to customer parking.

Mr. Wilkey asked if the parking areas were to be paved. Answer: No. Nit Pack is a permeable surface. Only the apron at the bottom of the proposed driveway would be an impermeable surface.

Mr. Wilkey asked about water run-off. Mr. Puza explained that the property slopes downward in the direction of I-89.

Mrs. Bradstreet, seconded by Mrs. Hemingson, moved to place the proposal on the table for consideration. The motion passed unanimously.

Mrs. Hemingson, noting that the proposed business includes several different activities, asked the applicants what category from the ordinance's table of uses that this business belonged in. Mrs. Puza replied that she had been told that the house could be used as a residential property because it would be leased to an employee of the business. Mrs. Hemingson noted that the plan included the retail use—the sale of garden tools—might require a special exception. Mr. Frydema suggested that the sale of such products could be considered as incidental to the agriculture activity. Mrs. Bradstreet suggested that the business qualified as a “year-round green house or farm stand.” Mr. Wilkey noted that in the past the board resolved questions about the definition of a use by voting on the definition. The board agreed by consensus that the present plan qualified as a year-round green house and farm stand with the sale of garden tools as incidental.

Mr. Wilkey questioned the residential use of the house. Mr. Puza said that the lease would stipulate that the tenant would be an employee of the business.

Mrs. Bradstreet asked about the sign. Mrs. Puza said that the proposed freestanding sign will meet the dimensional limits of the ordinance.

Mrs. Bradstreet asked about lighting. Answer: all lighting will be down-lighting, and there will be no exterior lighting overnight.

Mr. Wilkey asked about the hours of operation. Answer: 7 AM to 5PM, Monday through Sunday.

Mrs. Hemingson asked about the number of trucks to be parked in the parking area designated for that purpose on the plan. Answer: 5 trucks, 4 trailers, and bucket trucks.

Comments from the public: Bess Johanson, describing herself as a part time employee, said she thought this was a good use for this property. Dr. Furness, the veterinarian whose business is across the street, said he thought this was a good use for this property. Dave Dufault said that proposed business would be a good use of the property, and would be beneficial to the town and the other businesses in the area.

Mrs. Bradstreet, seconded by Mr. Fredyma, moved that the application be approved. The motion passed unanimously (Bradstreet, Fredyma, Hemingson, Wilkey).

#### **IV. Other business**

Arthur Siciliano asked the board to approve a change to the lot line adjustment previously approved by the board at their January meeting. He said that the owner, Garry Rondo was unhappy with the approved lot line adjustment. For that reason, Mr. Sicilian presented a revision, which he wanted the board to approve. Mr. Wilkey and Mrs. Bradstreet, speaking for the board, explained that we could not approve any change without a full hearing, and referred Mr. Siciliano to Mrs. Robertson.

#### **V. Adjournment**

Mr. Wilkey declared the meeting adjourned at 7:45 PM.

Celeste Hemingson  
Planning Board Member