



Town of Hopkinton

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HOPKINTON PLANNING BOARD MINUTES SEPTEMBER 20, 2016

Vice Chairman Michael Wilkey opened the Hopkinton Planning Board meeting of **Tuesday, September 20, 2016, at 6:30 PM** in the Hopkinton Town Hall. Members present: Chairman Bruce Ellsworth, Jane Bradstreet, Celeste Hemingson, and Alternate Jim Fredyma. Members absent: Ex-Officio James O'Brien, Richard Steele, Cettie Connolly, and Alternates Clarke Kidder and Timothy Britain. Staff present: Planning Director Karen Robertson.

Vice Chairman Wilkey declared a quorum present.

I. Review of the Minutes and Notice of Decision of August 9, 2016.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** the Minutes of August 9, 2016 as presented. Motion carried unanimously (Ellsworth, Bradstreet, Hemingson, Fredyma and Wilkey).

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** the Notice of Decision of August 9, 2016 as presented. Motion carried unanimously (Ellsworth, Bradstreet, Hemingson, Fredyma and Wilkey).

II. Conceptual Consultations.

There were no conceptual consultations.

III. Applications.

Site Plan/Architectural Design Review Application #2016-11, Darrin Brown Law Group, PLLC on behalf of EveryDay Cafe, property owned by Rose View Properties LLC, located at 14 Maple Street, Tax Map 101, Lot 7, VB-1 District. Applicant proposes alteration to signs. This is a continuation of the July 12, 2016 meeting.

Attorney Darrin Brown on behalf of EveryDay Café addressed the Planning Board explaining the purpose of the application is to “clarify/clean-up” the EveryDay Café signs. The Planning Board, at their meeting of July 12, 2016, approved the existing signage on the building. The issue remaining is the free-standing sign in the island. While, there is currently a temporary “floating” sign within the island, the owner intends to install a new permanent sign.

In reviewing a full-scale map of the property, Mrs. Hemingson questioned whether a permit would be required in order for the sign to be placed in the island, adjacent to Maple Street (Route 127). In response, Attorney Brown indicated that he had spoken

Subject to review and approval.

with the State and that they have no interest in the sign; noting that it is the Planning Board's decision as to whether to permit the sign.

Mrs. Hemingson inquired about the architectural design of the proposed permanent sign. In response, Attorney Brown advised that the free-standing, coffee cup, sign will be replaced with a permanent sign that will be lit. While Attorney Brown did not have a rendering of the proposed sign he did explain that the sign will be tasteful, with a white background and the sunburst logo used by the EveryDay Café. The color scheme of the logo is yellow and black. The style of lighting will be a "gooseneck".

Members of the Board briefly reviewed Section 18.3.4 of the Lighting Ordinance, requiring top mounted light fixtures for signs. Attorney Brown noted that he would inform his client of the requirement and that the lighting will be in compliance with the Lighting Ordinance.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **ACCEPT** for consideration and as complete application #2016-11. With five members voting, four voted in favor (Ellsworth, Bradstreet, Hemingson, and Wilkey) and one voted in abstention (Fredyma).

Vice Chairman Wilkey opened and closed the public hearing portion of the meeting as there was no public comment.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** the free-standing sign with the understanding that the lighting must be in compliance with the Lighting Ordinance (top mounted fixtures). With five members voting, four voted in favor (Ellsworth, Bradstreet, Hemingson, and Wilkey) and one voted in abstention (Fredyma).

IV. Any other business that may legally come before the Board.

- a) **Zoning Amendments for 2017 Annual Town Meeting:** Mrs. Robertson briefly reviewed potential zoning amendments to be brought before the Planning Board. The amendments will include, but are not limited to, the following:
1. Amendments that had been reviewed for the 2016 Annual Town Meeting, which were not placed on the ballot;
 2. Amendments to address new legislation concerning Accessory Dwelling Units;
 3. Amendments and re-adoption of the Growth Management and Innovative Land Use Control Ordinance, and
 4. Amendments to the Zoning Map as may be proposed by the Economic Development Committee.

At this time, there were no additional amendments suggested by members of the Planning Board.

- b) **Master Plan Population and Economics Chapter:** Mrs. Robertson will coordinate a meeting with the Planning Board, Economic Development Committee, and Michael Tardiff of the Central NH Regional Planning Commission to further discuss the work to date in updating the Population and Economics Chapter.

V. Adjournment.

Chairman Bruce Ellsworth declared the meeting **ADJOURNED** at 7:15 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, October 11, 2016 at the Hopkinton 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.