



Town of Hopkinton

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HOPKINTON PLANNING BOARD

MINUTES

August 9, 2016

Chairman Bruce Ellsworth opened the Planning Board meeting of Tuesday, August 9, 2016, at 6:30 PM in the Hopkinton Town Hall. Members present: Michael Wilkey, Celeste Hemingson, Alternate Clarke Kidder, Alternate James Fredyma, and Ex-officio James O'Brien. Members absent: Jane Bradstreet, Cettie Connolly, Timothy Britain, and Richard Steele. Karen Robertson, Planning Director, was absent.

Chairman Ellsworth declared a quorum present and all members would be voting.

Chairman Ellsworth reminded members of the joint meeting with the Economic Development Committee on Tuesday, August 16, 2016, at 5:30 PM at the Hopkinton Town Hall. The purpose of the meeting is to hear what the Economic Development Committee is considering and provide comments regarding potential zoning issues and concerns about their proposals.

I. Review of the Minutes and Notice of Decision of July 12, 2016

Celeste Hemingson, seconded by Michael Wilkey, moved to **APPROVE** the Minutes of July 12, 2016 as presented. Motion carried unanimously in favor (Hemingson, Wilkey, O'Brien, and Fredyma). Clarke Kidder abstained from voting as he was not present at the July 12, 2016 meeting.

Celeste Hemingson, seconded by Michael Wilkey, moved to **APPROVE** the Notice of Decision of July 12, 2016 as presented. Motion carried unanimously in favor (Hemingson, Wilkey, O'Brien, and Fredyma). Clarke Kidder abstained from voting as he was not present at the July 12 2016 meeting.

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 Every Day Café, property owned by Rose View Properties LLC, located at 14 Maple Street, Tax Map 101, Lot 7, VB-1 District.

Chairman Ellsworth said this application will be continued to the next meeting agenda as the applicant requested a delay.

Site Plan Review #2016-12, Russell Day/Joan Day 2013 Trusts, 63 Cross Road, Tax Map 240, Lot 06, R-3 District.

Jason Dennis, attorney with Bianco Professional Association, Concord, NH, appeared with Russell Day, Joan Day, and Peter Benson. Mr. Dennis indicated the request was a change in use as the landscaping business has been discontinued and Mr. Benson is requesting approval to operate his business, PM-6 Joinery, at the location. Mr. Benson makes custom furniture, built-ins and cabinetry.

Mr. Dennis described the business model planned by Mr. Benson, who then provided more detail about his cabinetry business. Mr. Benson reiterated the operating features of his business as contained in his letter dated July 20, 2016, which was included with the application. These features included: use of green machines, use of water-based products, use of dust collectors, no retail and no parking for customers, no exterior signage, no exterior lighting as the business hours are between 6:00 AM and 6:00 PM, all work will be confined to the existing building, no alterations to the existing building, and no noise external to the building.

Mr. Benson foresees no additional employees other than himself over the next five years. He also said he spoke with the fire department, and they had no issues. He did invite the fire department to visit the building once in operation.

There were a few clarifying questions from members of the board.

Clarke Kidder, seconded by Michael Wilkey, moved to **ACCEPT** for consideration and as complete application #2016-12. Motion carried unanimously in favor (Hemingson, Wilkey, O'Brien, Kidder, and Fredyma).

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

There were no further questions or comments by the members of the board.

James Fredyma, seconded by Celeste Hemingson, moved to **APPROVE** application #2016-12. Motion carried unanimously in favor (Hemingson, Wilkey, O'Brien, Kidder, and Fredyma).

IV. Other business

Voluntary Merger of Pre-existing Lots

Notice of Voluntary Merger of Pre-Existing Lots, Pursuant to RSA 674:30-a. Request from Marcia McCormack, 1993 Trust Marcia McCormack Trustee, 178 South Shore Drive, and Pine Street, Contoocook, Tax Map 208, Lot 54 and Tax Map Lot 208, Lot 55. (The request was dated July 28, 2016.)

Celeste Hemingson, seconded by Clarke Kidder, moved to **ACCEPT** for consideration. Motion carried unanimously in favor (Hemingson, Wilkey, O'Brien, Kidder, and Fredyma).

There was brief discussion of the request by the members of the board.

Celeste Hemingson, seconded by Michael Wilkey, moved to **APPROVE** the voluntary merger of the pre-existing lots. Motion carried unanimously in favor (Hemingson, Wilkey, O'Brien, Kidder, and Fredyma).

V. Adjournment

Chairman Ellsworth declared the meeting ADJOURNED at 6:50 PM. The next regularly scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, September 20, 2016 Hopkinton Town Hall.

James Fredyma
(Acting Secretary)