



# Town of Hopkinton

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## HOPKINTON PLANNING BOARD NOTICE OF DECISION NOVEMBER 8, 2011

Notice is hereby given that the Hopkinton Planning Board met on Tuesday, November 8, 2011, at 7:00 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, and made the following decisions:

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### I. Review of Minutes of October 13, 2011.

Review of the Minutes was deferred to the December 13, 2011 meeting.

### II. Application(s).

**#2011-7 Bruce Ellsworth.** Lot Line Adjustment involving a lot owned by Gail R. Ellsworth Revocable Trust, located at 46 Tamarack Road, shown on Tax Map 211 as Lot 16 and a lot owned by Patricia L. Walton, located at 18 Tamarack Road, shown on Tax Map 211 as Lot 17.

**Motion made by Celeste Hemingson, seconded by Michael Wilkey, to accept application #2011-7 as complete and for consideration. Motion carried unanimously (Langwasser, Wilkey, Hemingson, McCarthy, Bradstreet, Britain and Taylor).**

Note: On August 8, 2001, the Zoning Board of Adjustment granted a Variance allowing Lot 17 to be more non-conforming as a result of the lot line adjustment.

**Celeste Hemingson, seconded by Michael Wilkey, moved approval of application #2011-7 as presented. Motion carried unanimously (Langwasser, Wilkey, Hemingson, McCarthy, Bradstreet, Britain and Taylor).**

**#2011-8 Eric Murphy.** Lot Line Adjustment involving two lots located at 1025 South Road, shown on Tax Map 253 as Lots 26 and 27.

**Motion made by Michael Wilkey, seconded by Jane Bradstreet, to accept application #2011-8 as complete and for consideration. Motion carried unanimously (Langwasser, Wilkey, Hemingson, McCarthy, Bradstreet, Ellsworth and Taylor).**

**Motion made by Michael Wilkey, seconded by Jane Bradstreet, to approve application #2011-8 subject to NH Department of Environmental Services**

**approval and the final plan showing the correct location of the interior setback line. Motion carried unanimously (Langwasser, Wilkey, Hemingson, McCarthy, Bradstreet, Ellsworth and Taylor).**

**Rose View Properties #2011-6.** Site Plan Review to construct a three-story, 2,088 sq. ft. building with retail space on the ground floor and future apartment and/or office space on the second and third floors. The property is located 14 Maple Street, shown on Tax Map 101 as Lot 7, VB-1 district. The request is associated with Zoning Ordinance Table of Uses 3.6.A Residential Uses and 3.6.F Commercial Uses and subsection 4.4.3 Principal Structure. Review of the application was a continuation of the October 13, 2011 public hearing.

**Motion made by Michael Wilkey, seconded by Jane Bradstreet, to approve application #2011-6 with the following:**

- 1. Approval of the Special Use Permit to reduce the building setbacks;**
- 2. Approval of use of the municipal parking lot for the additional six (6) parking spaces required for use of the second and third floor residential/office uses, and**
- 3. The construction of the parking lot and sidewalk as represented.**

**With seven members voting, six voted in favor (Langwasser, Wilkey, Hemingson, Bradstreet, Ellsworth and Taylor) and one voted in opposition (McCarthy).**

### **III. Other Business.**

Site Plan Review Regulations (Draft) – Motion made by Michael Wilkey, seconded by Celeste Hemingson, to move the draft Site Plan Review Regulations to public hearing. Motion carried unanimously.

Energy and Land Use Regulatory Audit – The Board unanimously agreed to invite Vanessa Gould of CNHRPC to the January or February meetings to present her findings.

### **IV. Adjournment.**

With no other business to come before the Board, Chairman Bruce Ellsworth declared the meeting adjourned at 8:35 PM. The next regular scheduled meeting of the Planning Board is Tuesday, December 13, 2011, at 7:00 PM in the Town Hall.

Karen L. Robertson  
Planning Director

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*Note: Upon finding that an application meets the submission requirements, the Planning Board votes to accept the application as complete and a public hearing on the merits of the proposal follows immediately. Should a decision not be reached at the public hearing, the application remains on the Planning Board agenda until such time as it is either approved or disapproved.*

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*Notice of Decision is subject to review and approval.*