

HOPKINTON ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
October 5, 2010

Notice is hereby given that the Hopkinton Zoning Board of Adjustment held a public hearing/meeting on Tuesday, October 5, 2010, at 7:00 PM in the Hopkinton Town Hall. During the hearing, the Board made the following decision:

I. *Application(s).*

ZBA#2010-12 Sandra Burney – Application for a Variance to permit a single-family residence to be constructed on a lot having frontage along a private right-of-way. The property is owned by the Estate of Genevieve (Jean) Jakubowski, located off Rolfe Pond Drive in the R-2 (medium density residential) district, shown on Tax Map 209 as Lot 27. A Variance was previously granted on December 2, 2008. The Applicant requested an extension of time period for the same. The application was submitted in accordance with paragraph 5.2.1 (c) and paragraph 15.12 of the Hopkinton Zoning Ordinance.

Motion made by Harold Perkins, seconded by Toni Gray, to approve a two-year extension for the Variance. It is understood that the extension of time is to begin on December 2, 2010. With five members voting, all five voted in favor (Koontz, Gray, Perkins, Rinden and Krzyzaniak).

ZBA#2010-13 Santina M. LaCava – Application for a Special Exception to use the existing residence located at 951 Penacook Road as a Bed and Breakfast Home. The property is owned by Santina LaCava and Craig Bohanan and is located in the R-4 (residential/agricultural) district, shown on Tax Map 242 as Lot 16. The application was submitted in accordance with Table of Uses 3.6.B.2 of the Hopkinton Zoning Ordinance.

Motion made by Toni Gray, seconded by Harold Perkins, to approve the application contingent upon all necessary State and local permits being received. With five members voting, all five voted in favor (Koontz, Gray, Perkins, Rinden and Krzyzaniak). The Applicant successfully addressed the standards to be granted a Special Exception as set forth in Section XV of the Zoning Ordinance.

ZBA#2010-14 Gary Rondeau – Application for a Variance to expand an existing non-conforming garage by more than five (5%) percent and to further encroach upon a non-conforming setback. The property is located at 432 East Penacook Road and is located in the R-4 (residential/agricultural) district, shown on Tax Map 243 as Lot 25. The application was submitted in accordance with paragraph 5.1.2 of the Hopkinton Zoning Ordinance.

Motion was made by Daniel Rinden, seconded by Charles Koontz, to approve the application as presented. With five members voting, all five voted in favor (Koontz, Gray, Perkins, Rinden and Krzyzaniak). The Applicant successfully addressed the standards to be granted a Variance as set forth in Section XV of the Zoning Ordinance.

ZBA#2010-15 Alan Davis (H.R. Clough, Inc.) – Application for a Special Exception to construct a detached 18' x 41' accessory storage building. The property is located at 76 Pine Street in the VB-1 (village commercial) district, shown on Tax Map 101 as Lot 30. The

application was submitted in accordance with Table of Uses 3.6.H.6 of the Hopkinton Zoning Ordinance.

Motion was made by Harold Perkins, seconded by Toni Gray, to approve the application as presented. With five members voting, all five voted in favor (Koontz, Gray, Perkins, Rinden and Krzyzaniak). The Applicant successfully addressed the standards to be granted a Special Exception as set forth in Section XV of the Zoning Ordinance.

Karen L. Robertson
Planning/Zoning Director

Pursuant to New Hampshire RSA 677:2, any party to the action or proceedings, or any person directly affected thereby, may apply to the Zoning Board of Adjustment for a rehearing. Application, in writing, must be submitted to the Zoning Board of Adjustment within thirty (30) calendar days beginning the date upon which the Board voted to approve or disapprove the application. Such a request must set forth the grounds on which it is claimed the decision is unlawful or unreasonable. The Board must decide to grant or deny the rehearing within thirty (30) days.