

**HOPKINTON ZONING BOARD OF ADJUSTMENT**  
**NOTICE OF DECISION**  
**June 7, 2011**

*Notice is hereby given that the Hopkinton Zoning Board of Adjustment held a public hearing and meeting on Tuesday, June 7, 2011, at 7:00 PM in the Hopkinton Town Hall. During the hearing and meeting, the Board made the following decisions:*

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**I. Application(s).**

ZBA#2011-7 Scott Westover Variance and Special Exception to permit a second detached residential unit on property located at 310 Stumpfield Road in the R-4 (residential/agricultural) district, shown on Tax Map 230 as Lot 8. The application was submitted in accordance with Table of Uses 3.6.A.2 and subsection 4.4.3 of the Hopkinton Zoning Ordinance.

*Motion made by Harold Perkins, seconded by Gregory McLeod, to approve the application with the condition that the proposed residential unit be utilized only by family/friends with the clear understanding that it shall never be utilized as rental/income property. With five members voting, all five voted in favor (Gray, McLeod, Perkins, Rinden and Krzyzaniak). The Applicant adequately addressed all criteria to be granted a Special Exception and Variance. In approving the application, the Zoning Board of Adjustment considered the feasibility of connecting the three story barn to a single story farmhouse, and the possibility of expanding the farmhouse to accommodate the residential unit. The Board unanimously agreed that both options were not feasible, due to the scale of the buildings, floor plan of the farmhouse and the location of existing accessory structures.*

ZBA#2011-8 Daniel Kilrain and Abigail Dixon Special Exception to operate a farm-stand selling produce and flowers grown at their farm located off Beech Hill Road in the R-4 (residential/agricultural) district. The property is owned by Brian and Susan Kilrain, shown on Tax Map 259 as Lot 23.2. The application was submitted in accordance with Table of Uses 3.6.D.3 of the Hopkinton Zoning Ordinance.

*Motion made by Toni Gray, seconded by Daniel Riden, to approve the application as presented. Motion carried unanimously (Gray, McLeod, Perkins, Rinden and Krzyzaniak). The applicant successfully addressed the standards to be granted a Special Exception as set forth in subsection 15.8.2 of the Hopkinton Zoning Ordinance.*

**II. Review of the Minutes and Notice of Decision of May 3, 2011 hearing.**

*Motion made by Toni Gray, seconded by Daniel Rinden, to accept the Minutes and Notice of Decision of May 3, 2011 as presented. With five members voting, four voted in favor (Gray, Perkins, Rinden and Krzyzaniak) and one voted in abstention (McLeod) as he was not present at the May meeting.*

*Karen L. Robertson*  
*Planning/Zoning Director*

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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.

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