



# Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • [www.hopkinton-nh.gov](http://www.hopkinton-nh.gov)

Tel: 603 746-3170

Fax: 603 746-2952

## HOPKINTON ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION DECEMBER 6, 2011

Notice is hereby given that the Hopkinton Zoning Board of Adjustment held a public hearing and meeting on Tuesday, December 6, 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#2011-11 Mariana Thorne Special Exception to operate a hair salon as a home business at 1392 Maple Street in the R-3 district, shown on Tax Map 218 as Lot 8. The application was submitted in accordance with the provisions of Table of Uses 3.6.A.7 of the Hopkinton Zoning Ordinance.

***Motion made by Harold Perkins, seconded by Toni Gray, to approve the application as presented. Motion carried unanimously (Gray, Perkins, McLeod, Brock 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.***

ZBA#2011-12 Santina LaCava Special Exception to operate a bakery as a home business at 951 Penacook Road in the R-4 district, shown on Tax Map 242 as Lot 16. The application was submitted in accordance with the provisions of Table of Uses 3.6.A.7 of the Hopkinton Zoning Ordinance.

***Motion made by Toni Gray, seconded by David Brock, to approve the application with the following conditions:***

- 1. Hours of operation limited to 7 AM to 5 PM, seven days a week.***
- 2. The sale of goods is limited to baked goods, cut flowers and local art.***
- 3. Licensing from the State of NH is required.***

***Motion carried unanimously (Gray, Perkins, McLeod, Brock 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.***

ZBA#2011-13 Lamarine Technical Land Services Variance to allow a decrease in the existing non-conforming front setback. The property is owned by Frederick and Rebecca Briccetti, located at 259 Gage Hill Road in the R-3 district, shown on Tax Map 238 as Lot 3. The application was submitted in accordance with the provisions of subsection 5.2.2 of the Hopkinton Zoning Ordinance.

***Motion made by Gregory McLeod, seconded by Harold Perkins, to approve the application as presented. Motion carried unanimously (Gray, Perkins, McLeod, Brock and Krzyzaniak). The applicant successfully addressed the standards to be granted a Variance as set forth in subsection 15.8.3 of the Hopkinton Zoning Ordinance. The Board concluded that there would***

***be no adverse effects on abutting properties by allowing the Briccetti's to construct a front porch thereby reducing the front setback by 5 feet to 44 feet. In fact, the setback will be similar to that of other homes in the neighborhood.***

- II. Review of the Minutes and Notice of Decisions of June 7, July 6 and November 17, 2011.

***Harold Perkins, seconded by Toni Gray, moved approval of the June 7, 2011 Minutes and Notice of Decision with a correction to the listing of members voting in favor of the application of Scott Westover. Note: Incorrectly listed Mr. Koontz, rather than Mr. McLeod. With five members voting, four voted in favor (Gray, Perkins, McLeod and Krzyzaniak) and one voted in abstention (Brock).***

***Gregory McLeod, seconded by Toni Gray, moved approval of the July 6, 2011 Minutes and Notice of Decision as submitted. With five members voting, three voted in favor (Gray, McLeod and Krzyzaniak) and two voted in abstention (Perkins and Brock).***

***Toni Gray, seconded by David Brock, moved approval of the November 17, 2011 Minutes and Notice of Decision as submitted. With five members voting, three voted in favor (Gray, Brock and Krzyzaniak) and two voted in abstention (McLeod and Perkins).***

- III. Zoning Board of Adjustment's 2012 Schedule (dates/times).

***Harold Perkins, seconded by Toni Gray, moved acceptance of the 2012 Zoning Board of Adjustment Schedule as presented. Motion carried unanimously.***

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.