

MINUTES FOR THE HOPKINTON VILLAGE PRECINCT ANNUAL MEETING

March 16, 2023

COPY

IN ATTENDANCE:

- | | |
|---------------------------------------|------------------------|
| ❖ Nick Casolaro, Comm., Chair | ❖ Ian Tewksbury |
| ❖ Thomas Lipoma, Comm. | ❖ Thomas Morin |
| ❖ Matt Klein, Comm. | ❖ Lori Morin |
| ❖ Victoria Bram, Clerk | ❖ Brian Marks |
| ❖ Ben Wilson, Village Moderator | ❖ Dulcie Madden Lipoma |
| ❖ Mike O'Connor, Member, Water Board | ❖ Nancy Clark |
| ❖ Sandy Bender, Member, Water Board | ❖ Anna Wells |
| ❖ Rick Desmarais, Member, Water Board | ❖ Trish Morin |

The Annual Meeting was called to order at 7:35 pm by Moderator Wilson.

The seven warrant articles were discussed as follows:

ARTICLE 1: ELECTION OF OFFICERS:

The precinct voted to appoint Ben Wilson as Moderator to a 1 year term, 2023-2024.

The precinct voted to appoint Victoria Bram as Clerk to a 1 year term, 2023-2024.

The precinct voted to appoint Matt Klein as Commissioner to a 3 year term, 2023-2026.

The precinct voted to appoint Sandy Bender as Water Board Member to a 3 year term, 2023-2026.

ARTICLE 2: REPORTS:

Moderator Wilson read the motion. Water Board Member Rick Desmarais presented updates on the well pump site project. Water rates will be increasing in 2023. The Board received a grant to upgrade monitoring and security at the pump site.¹

Nancy Clark asked why the water sometimes smells of clorox.

Rick Desmarais stated that the Water Department does not put any additives into the water supply.

ARTICLE 3: PRECINCT WATER BOND APPROPRIATION:

Moderator Wilson read the motion, to see if the Village Precinct will raise and appropriate the Budget Committee's recommended operating budget in the sum of \$50,000 for the improvements of the Precinct water system and to authorize the issuance of not more than \$50,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the municipal officials to issue and negotiate such bonds or notes and to determine the rate of interest thereon.

Brian Marks asked if the bond was to pay for past or future costs.

Rick Desmarais stated the funds will cover over-run costs from the well site project leaving an emergency reserve for the Board.

Ian Tewksbury asked if there is a tax rate impact for the bond.

Comm. Lipoma stated the Water Board will pay for the debt service through water fees.

The motion was approved by unanimous vote.

¹ See Water Board report on page 4.

ARTICLE 4: GENERAL MUNICIPAL OPERATIONS APPROPRIATION:

Moderator Wilson read the motion, to see if the Village Precinct will raise and appropriate the Budget Committee's recommended sum of \$146,075 for general municipal operations, general expenses, and debt service of the Water Dept. This appropriation will be offset by water usage fees, unassigned fund balance and \$22,324 from taxation.

The motion was approved by unanimous vote.

ARTICLE 5: PROPERTY EXCHANGE AND LOT LINE ADJUSTMENT:

Moderator Wilson read the motion, to see if the Village Precinct will approve, subject to Town of Hopkinton Planning Board review and approval, a proposed exchange of property resulting in a lot line adjustment involving real property owned by the Precinct and the owner of the abutting lot LOT 250-010 (Trustee of the Thomas Morin Revocable Trust).²

Thomas Morin presented the details of the property exchange. He stated that the land swap is beneficial to both sides. He stated the land the Precinct will gain includes wetlands and mature forest near the well site. The land he will gain increases his property's frontage.

Ian Tewksbury asked how many buildable lots Thomas Morin's land includes.

Thomas replied one.

Brian Marks asked if there is a need for another well in the future, would it be located near land which the Precinct will gain.

Rick Desmarais replied yes.

Sandy Bender stated the property exchange provides watershed protection.

Brian Marks asked if the water on the land Thomas Morin will gain flows away from the wells.

Thomas Morin replied yes.

Nancy Clark stated that if there is a new landowner who wants to develop near the wells, the Precinct would be an abutter and would be given notice and a say.

The motion was approved by unanimous vote.

ARTICLE 6: TRAFFIC CALMING:

Moderator Wilson read the motion, to see if the Village Precinct will support making permanent the proposed modifications to the intersection of Main Street, South Road, Hopkinton Road, and Briar Hill Road, as reflected in the "traffic calming demonstration" that took place at that intersection in October 2022.

Comm. Casolaro asked the voters and guests to provide feedback on the proposed traffic modifications.

Nancy Clark stated the crosswalk which was located near the Hopkinton Village Store was too close to South Road.

Comm. Lipoma presented on the history of the intersection upgrade project. The plan has been approved by the Department of Transportation, but it is clear the modifications are too small to fit into the DOT 10 Year Plan.

Sandy Bender stated that he agrees about the placement of the crosswalk and he supports the modifications.

² See proposal details and site map in Annual Meeting Warrant pages 5-8.

Ian Tewskbury asked how much of the costs of making the traffic modifications permanent would fall to the town.

Ben Wilson said the town's Highway Department could make the modifications but the Precinct and other stakeholders would probably cover the cost of materials, potentially through grant funding.

Dulcie Madden Lipoma stated that the modifications benefitted kids crossing the street and drivers exiting Briar Hill.

Comm. Klein agreed that the modifications made it safer to turn from Briar Hill Road onto Hopkinton Road.

Victoria Bram asked if drainage would be addressed if the modifications were to be made permanent.

Moderator Wilson replied yes; there are drains to maintain. Increasing green space in the intersection would help absorb runoff.

The motion was approved by unanimous vote.

ARTICLE 7: OTHER BUSINESS:

Moderator Wilson read the motion.

Dulcie Madden Lipoma and Anna Wells presented their plan to purchase the Cracker Barrel / Hopkinton Village Store, with a goal of re-opening to customers Memorial Day Weekend 2023.

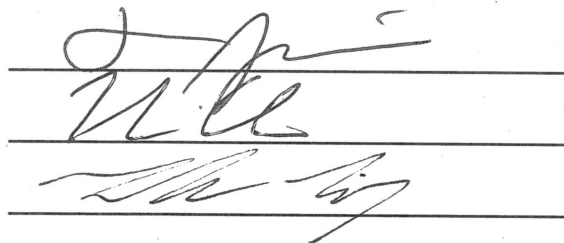
Comm. Lipoma made a motion to adjourn the meeting at 8:28 p.m. Comm. Klein seconded the motion. The motion was approved by unanimous vote.

APPROVED:

Matt Klein

Nick Casolaro

Thomas Lipoma

Three handwritten signatures are written on three horizontal lines. The first signature is for Matt Klein, the second for Nick Casolaro, and the third for Thomas Lipoma.

Hopkinton Village Precinct Water Board Annual Report

March 2023

Financial Position

- Liquid assets in early March equaled \$67,000. The new tank project exceeded the estimated budget by approximately 20% and this deficit is driving the water board to apply for an additional loan to cover the overrun and provide a buffer for any contingent repairs to the system.
- We are planning to raise rates by approximately 11% at mid-year which will result in a needed increase in yearly revenue from \$72,000 to \$80,000 per year. This increase will allow us to pay down loan debt, keep up with rising utility and service costs, and fund small improvement projects over the next few years.

Project

- The new tanks and pumping system have been online since last October and have worked well, except for one issue when power line voltage was affected by a wind and rain storm.
- The operational program in the system controller is still being fine-tuned and there will be additional labeling, testing, and documentation work through the remainder of the year.
- With the new system online with adequate water storage, the previous Notice of Violation by the Department of Environmental Services has been cleared.
- The water from the aqueduct, as drawn through the wells, continues to be an excellent source of drinking water for our residents. Even with more stringent state requirements, our water only requires adding caustic soda to adjust the pH.

Other Items of Interest

- HVP Water Board Commissioners support the proposed the land swap article as it will provide protection to the back side of the water source from an area where development would be imminent. This is the last section to complete a significant protective border around the well sites.
- Beaver activity onsite was at a much higher level in 2022 compared to previous years. Considerable work was required to keep culvert clear and maintain proper drainage to prevent flooding and damage to the access road to the wells. Alternative solutions to trapping are in review for possible implementation this year.
- A substantial cleanup of the area was completed, removing years of overgrowth and material pulled from the culvert opening as a result of the beavers.

Upcoming Projects

Source Protection Grant: We were awarded a grant to add security monitoring and notification equipment to the site.

Points Assessment Update: This effort continues, but the commissioners have been focused on completing the system upgrade and final site work.

Asset Management: This effort was put on hold, but will continue in the future to document the HVP Water assets, maintenance periodicity, and life expectancy.

**WARRANT
HOPKINTON VILLAGE PRECINCT
2023 ANNUAL MEETING**

COPY

To the residents of Hopkinton Village Precinct, located in the town of Hopkinton, in the County of Merrimack, in the State of New Hampshire, qualified to vote in Precinct affairs: You are hereby notified to meet in the Town Hall located in Hopkinton Village on March 16, 2023, at 7:30 in the evening to act upon the following subjects:

- Article 1:** To elect the following officers:
Moderator for the ensuing year
Clerk for the ensuing year
Precinct Commissioner for three years
Water Board Commissioner for three years
- Article 2:** To hear reports of officers, boards and committees and take appropriate action with respect thereto.
- Article 3:** To see if the Village Precinct will vote to raise and appropriate the Budget Committee's recommended operating budget in the sum of \$50,000 for the improvements to Precinct water system and to authorize the issuance of not more than \$50,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the municipal officials to issue and negotiate such bonds or notes and to determine the rate of interest thereon. Recommendations made by Precinct Commissioners and Water Board Commissioners. (3/5 ballot vote required)
- Article 4:** To see if the Village Precinct will vote to raise and appropriate the Budget Committee recommended sum of \$146,075 for general municipal operations and the general expenses and debt service of the Water Dept. This appropriation will be offset by water usage fees, unassigned fund balance, and \$22,324 from taxation.
- Article 5:** To see if the Hopkinton Village Precinct will approve, subject to Town of Hopkinton Planning Board review and approval, a proposed exchange of property resulting in a lot line adjustment involving real property owned by the Precinct and the owner of the abutting lot number 250-010 (Trustee of the Thomas Morin Revocable Trust).

The proposal includes the following details, and the proposed lot line adjustment is reflected in the attached draft plan/map.

What the Trustee will provide:

Transfer of the property designated as Parcel A, approximately 3.65 acres, currently shown on the map provided as a part of lot 250-010 to the Hopkinton Village Precinct with the intention that this area provide additional buffer for the Water District wells.

What the Hopkinton Village Precinct will provide:


Transfer of the property designated as Parcel B, approximately 1.4 acres, currently shown on the map provided as a part of lot 250-006 to the Thomas Morin Revocable Trust. This area falls outside the 250' buffer of the most westerly wellhead, designated as Source Records Number 003. The southern boundary of this area is Dolf Brook.

When the legal definition is created, the Precinct Board of Commissioners will be offered the language for review to ensure it matches the intent outlined in this Article. The Commissioners reserve the right to review the final legal documents to affirm that they conform with the intent of this warrant article. If, in the judgement of the Commissioners, there are significant differences between the final legal documents and this warrant article, the Commissioners reserve the right to reject the legal documents and send them back to the Water Board where they can be updated or the matter tabled.

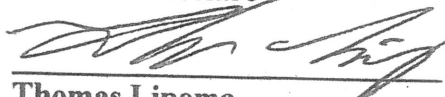
Article 6: To see if the residents of the Village Precinct support making permanent the proposed modifications to the intersection of Main Street, South Road, Hopkinton Road, and Briar Hill Road, as reflected in the "traffic calming demonstration" that took place at that intersection in October 2022.

Article 7: Transact any other business that may legally come before said meeting.

Given under our hands and seals this 16 day of February, 2023



Nicholas Casolaro



Thomas Lipoma



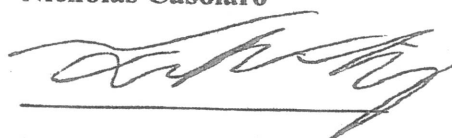
Matt Klein

Precinct Commissioners

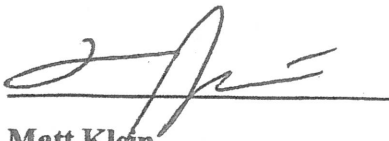
A true copy of Warrant Attest



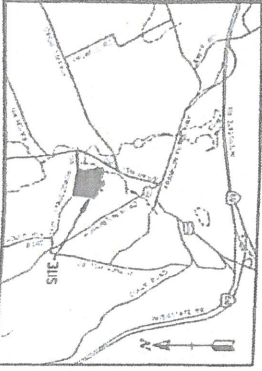
Nicholas Casolaro



Thomas Lipoma


Matt Klein

**Posted at the Hopkinton Village Store and the Hopkinton Town Hall on February __, 2023 for
the Commissioners**



NOTES:

1. THE SITE IS LOCATED ON THE LOT LINE ADJUSTMENT PLAN FOR TAX MAP 250 LOTS 6 & 10.
2. THE SITE IS LOCATED ON THE LOT LINE ADJUSTMENT PLAN FOR TAX MAP 250 LOTS 6 & 10.
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SURVEYORS CERTIFICATION

I, THE UNDERSIGNED, A LICENSED SURVEYOR, HAVE EXAMINED THE RECORDS OF THE TOWN OF HOPKINTON, MASSACHUSETTS, AND HAVE FOUND THAT THE SAME ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____
 SIGNATURE: _____
 SURVEYOR: _____

TAX MAP 250 LOTS 6 & 10 LOT LINE ADJUSTMENT PLAN

PREPARED FOR: THOMAS M. MORIN REVOCABLE TRUST & HOPKINTON VILLAGE PRECINCT
 OLD STAGECOACH & BRIAR HILL ROADS
 HOPKINTON, NEW HAMPSHIRE

SCALE: 1" = 100' DATE: OCTOBER 11, 2022 SHEET 1 OF 1
 Bedford Design Consultants
 100 North Main Street, Suite 100
 Bedford, New Hampshire 03110
 www.bedforddesign.com

WETLAND CERTIFICATION:

1. THE WETLANDS ARE LOCATED ON THE LOT LINE ADJUSTMENT PLAN FOR TAX MAP 250 LOTS 6 & 10.
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PLAN REFERENCES:

1. THE PLAN REFERENCES ARE LOCATED ON THE LOT LINE ADJUSTMENT PLAN FOR TAX MAP 250 LOTS 6 & 10.
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LEGEND

- 1. LOT LINE ADJUSTMENT PLAN
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- 9. LOT LINE ADJUSTMENT PLAN
- 10. LOT LINE ADJUSTMENT PLAN

LOT LINE ADJUSTMENT TABLE

LOT	FEETING	PAGE 1	PAGE 2	PAGE 3
1	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00

