



Town of Hopkinton

Planning Department

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HOPKINTON PLANNING BOARD

MINUTES

FEBRUARY 9, 2021

Members present: Chairman Bruce Ellsworth, Vice Chairman Michael Wilkey, Ex-Officio Anna Wells, James Fredyma, Jane Bradstreet, Celeste Hemingson, Clarke Kidder, and Alternates Greg Sagris and Rich Steele. Members absent: Alternate Timothy Britain. Staff present: Planning Director Karen Robertson.

- I. **Call to Order.** Chairman Ellsworth called the meeting to order at 6:00 PM. He explained that due to the COVID-19/Coronavirus crisis and per Governor Sununu's Emergency Order #12, under Executive Order 2020-04, the Planning Board is authorized to meet electronically.

Roll Call: Kidder – present and alone, Bradstreet – present and alone, Wells – present and alone, Hemingson – present and alone, Fredyma – present and alone, Wilkey – present and alone, Sagris – present and alone, Steele – present and alone, and Ellsworth – present and alone.

II. **Review of Minutes and Notice of Decision of January 12 and January 26, 2021.**

Clarke Kidder, seconded by Anna Wells, moved to **APPROVE** the Minutes of January 12, 2021. Motion carried unanimously by Roll Call: Kidder – yes, Bradstreet – yes, Wells – yes, Hemingson – yes, Fredyma – yes, Wilkey – yes, Sagris – yes, and Steele – yes.

Clarke Kidder, seconded by James Fredyma, moved to **APPROVE** the Minutes of January 26, 2021. Motion carried by Roll Call: Kidder – yes, Bradstreet – abstain, Wells – yes, Hemingson – abstain, Fredyma – yes, Wilkey – yes, Sagris – yes, and Steele – yes.

III. **Conceptual Consultations.** There were no conceptual consultations.

IV. **Applications.**

#2021-1 T.F. Bernier, Inc. Timothy Bernier presented plans of a two (2) lot subdivision of property owned by the Estate of Barbara F. Walls, located off Pine Street and Bound Tree Road, R-2 and R-3 districts, Tax Map 221, Lot 50.

Mr. Bernier provided a brief history of the two parcels, Lot 50 and 75, explaining that the Walls property included land under and on the highway's other side. As a result of the construction of the highway, Spring Street from what is now known as Bound Tree Road was cut-off. To re-establish access, the State constructed that portion of Bound Tree Road beginning at Pine Street. The new road divided the Walls' property so that the lots are across the street.

Presently, Lot 50 consists of 7.754 acres with frontage on Pine Street and Bound Tree Road. The proposal is to subdivide the property creating one lot of 2.502 acres and 250.40 feet of frontage off Pine Street and the second lot of 5.252 acres and 1,621.40 feet of contiguous frontage along Pine Street and Bound Tree Road. The building envelopes are located towards Pine Street in the R-2 district.

Subject to review and approval.

Mr. Sagris inquired about the status of the snowmobile trail running across both lots. Mr. Bernier noted that the use of the property is by permission of the landowner, suggesting that someone may want to reach out to the new landowner for permission as the trail may be relocated.

Chairman Ellsworth inquired about the intended use of the lots. Mr. Bernier stated for residential purposes.

Mr. Kidder noted the angle of the rear lot line of the 2.502-acre lot, asking why the lot configuration was not square. In response, Mr. Bernier explained that the design was due to the wetland in the rear of the lot and their ability to place boundary markers. By configuring the lot in the manner shown, they could also gain a larger building envelope.

James Fredyma, seconded by Greg Sagris, moved to **ACCEPT** application #2020-01 for consideration and as complete. Motion carried unanimously by Roll Call: Kidder – yes, Bradstreet – yes, Wells – yes, Hemingson – yes, Fredyma – yes, Wilkey – yes, Sagris – yes, and Steele – yes.

Chairman Ellsworth opened and closed the public hearing portion of the meeting as there were no public comments.

Mr. Bernier noted that State Subdivision Approval was received.

Mr. Kidder asked whether anyone involved with the snowmobile trails had been advised of the potential changes. In response, both Mr. Bernier and Mr. Jerry Walls replied no, stating that they would not know who to contact.

Michael Wilkey, seconded by Celeste Hemingson, moved to **APPROVE** application #2021-1 as presented. Motion carried unanimously by Roll Call: Kidder – yes, Bradstreet – yes, Wells – yes, Hemingson – yes, Fredyma – yes, Wilkey – yes, Sagris – yes, and Steele – yes.

#2021-2 T.F. Bernier, Inc. Timothy Bernier readdressed the Board presenting plans of three (3) lot subdivision of property owned by the Estate of Barbara F. Walls, located off Pine Street and Bound Tree Road, R-2 and B-1 districts, Tax Map 221, Lot 75.

Mr. Bernier explained the possibility of utilizing two (2) lots for commercial purposes as they are located in the B-1 (Commercial) district.

Currently, Lot 75 consists of 7.199 acres and 1,637.71 feet of contiguous frontage along Pine Street and Bound Tree Road. The proposal is to subdivide the property creating one lot of 1.771 acres and 395.65 feet of frontage off Bound Tree Road, the second lot of 3.304 acres and 624.04 feet of contiguous frontage along Bound Tree Road, and the third lot of 2.2124 acres with 618.02 feet of contiguous frontage along Pine Street and Bound Tree Road. It was noted that while municipal water is available, the lots were designed to support on-site water and sewer if preferred. Again, State Subdivision Approval was received.

It was noted that the setback requirements would increase to 100 feet front and 50 feet from the side should the owner decide to utilize the two lots in the B-1 district for commercial purposes.

James Fredyma, seconded by Celeste Hemingson, moved to **ACCEPT** application #2021-2 for consideration and as complete. Motion carried unanimously by Roll Call: Kidder – yes, Bradstreet – yes, Wells – yes, Hemingson – yes, Fredyma – yes, Wilkey – yes, Sagris – yes, and Steele – yes.

Chairman Ellsworth opened and closed the public hearing portion of the meeting as there were no public comments.

Mrs. Wells commented on the configuration of the 2.124-acre lot, questioning whether the lot line could be reconfigured to follow the zoning district line. Mr. Bernier again noted that the design is due to the wetland in the vicinity. Furthermore, the proposed new lot line is in an area that will be unusable. Besides, the lot line location will provide a greater buffer to the adjacent residential lot.

Michael Wilkey, seconded by Clarke Kidder, moved to **APPROVE** application #2021-2 as presented. Motion carried unanimously by Roll Call: Kidder – yes, Bradstreet – yes, Wells – yes, Hemingson – yes, Fredyma – yes, Wilkey – yes, Sagris – yes, and Steele – yes.

V. Master Plan Update. Matt Monahan of the Central NH Regional Planning Commission presented a draft of the Economic Base chapter. The chapter recognizes Hopkinton's interest in maintaining its economic and environmental health by implementing mixed land uses without compromising Hopkinton's character. Also, it acknowledges Hopkinton's current economic base. It identifies available economic tools, such as the existing Economic Revitalization Zones (ERZs) and the use of the Brownsfield Assessment Program, the rezoning of West Hopkinton, Hopkinton's trail systems, and school district. Potential long-term improvements to the transportation network are recognized. Other considerations include undertaking a study of the Planning Board's process to develop efficient strategies that assist the Board and applicants.

Following discussions, Mr. Monahan indicated that a draft of the Land Use chapter would most likely be presented next month.

VI. Adjournment. Chairman Ellsworth declared the meeting adjourned at 7:14 PM. The Board unanimously agreed (Kidder, Bradstreet, Hemingson, Wells, Fredyma, Wilkey, Sagris, and Steele). The next regular scheduled meeting of the Planning Board will be at 6:00 PM on Tuesday, March 16, 2021.

Karen Robertson
Planning Director

Note: Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12, pursuant to Executive Order 2020-04, the Planning Board was authorized to meet electronically. There was no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. In accordance with the Emergency Order, public access to the meeting by video and telephone was provided. All members of the Board had the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public had access to listen contemporaneously and, if interested, participate in the meeting through the website <https://zoom.us/j/94505128279> or by dialing the following phone # 1-929-205-6099 and using Meeting ID: 945 0512 8279. A mechanism for the public to alert the Board during the meeting if there were problems with access was provided.