



Town of Hopkinton Planning Department

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HOPKINTON PLANNING BOARD

MINUTES

JANUARY 26, 2021

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

- I. Call to Order.** Chairman Ellsworth called the public hearing 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: Wilkey – present and alone, Wells – present and alone, Fredyma – present and alone, Kidder – present and alone, and Ellsworth – present and alone.

- II. Public Hearing.** The final public hearing to receive public comment on proposed amendments to the Zoning Ordinance was held via Zoom platform. The public was able to listen and participate in this hearing through the website: <https://zoom.us/j/93175711424> or by dialing the following phone #: 1-929-205-6099 using Meeting ID: 931 7571 1424. If there were access problems, the public was able to contact the Planning Department by phone at 603-746-8243 or by email at planzone@hopkinton-nh.gov.

Summary of amendments as follows:

- a) Amend Section II, Definitions to define terms in the Ordinance that were previously undefined, omit, and combine definitions where possible, modernize definitions so that they are consistent with current uses, and centralize definitions.
- b) Amend Section III, 3.6 Table of Uses by increasing the maximum number of residential units per building, adding and reclassifying uses and where the uses are allowed, and omitting uses regulated elsewhere or believed to be no longer applicable. Note: The uses listed in the Table of Uses 3.6 will be alphabetized and renumbered where necessary.
- c) Amend Section III, 3.6 Use Regulations by rewording and relocating paragraph 3.6.2 to the beginning of the Use Regulations, making it clear to the reader that the uses illustrated in the Table of Uses are subject to other provisions of the Ordinance.
- d) Amend Section III, 3.7.3(a) omitting the words "paragraph 2.1.H.1" and adding the words "in the definition" so that it reads, "The use shall be carried out entirely within

Adopted: 02/09/2021.

the dwelling or an accessory building located on the same premises as the dwelling, subject to the area limitations set forth in Section II, definition of Home Business."

- e) Amend Section III, 3.7.5 omitting the words "paragraph 2.1.T.1" and "as defined in Section II, paragraph 2.1.H.2" so that it reads, "In order for Telecommuting or a Home Occupation as defined in Section II to be conducted as a permitted use, the following conditions must be met."
- f) Amend Section III, 3.7.5(c) omitting the words "residential telephone lines" and adding the words "telecommunication services" so that it reads, "No outside structures not typically associated with telecommunication services shall be allowed unless such structures are otherwise permitted under this Ordinance."
- g) Amend Section III, 3.7.5(e) omitting the words "paragraph 2.1.H.1" so that it reads, "The use shall not constitute a Home Business, as defined in Section II."
- h) Amend Section IV-A, 4-A.9.5 omitting reference to 2.1.D.10 so that it reads, "Shall have the same meaning as in Section II of the Hopkinton Zoning Ordinance."
- i) Amend Section XV, Board of Adjustment, 15.6.1 so that the method of mailing public hearing notices is consistent with RSA 21:53.

A [complete text](#) of the proposed amendments was available at Town Hall, the Hopkinton Town Library, and on the Town's website: www.hopkinton-nh.gov.

Residents Catharine and Bob Matteo were in attendance. Mrs. Matteo inquired about revisions to the Ordinance that would affect their ability to sell eggs at their property. In response, Mrs. Robertson explained that the definition of Agriculture, Farm and Farming is proposed to be updated so that the language is consistent with the State's definition. Furthermore, it was noted that if the Matteo's are in a zoning district that allows agricultural and farming activities, they should be able to continue with those activities.

Chairman Ellsworth provided a brief overview of the Board's intentions to consolidate, simplify and organize provisions in the Zoning Ordinance. Mr. Kidder concurred and noted an example in which definitions within the body of the Ordinance had been combined into one section so that the reader no longer has to look throughout the Ordinance for definitions. Furthermore, terms were updated to be consistent with modern language. An example, "telephone equipment" is now "telecommunication equipment."

James Fredyma, seconded by Anna Well, moved to **ADOPT** the nine (9) zoning amendments for inclusion in the Town Warrant. Roll call: Wilkey – yes, Fredyma – yes, Wells – yes, Kidder – yes, and Ellsworth – yes.

III. Adjournment. James Fredyma, seconded by Michael Wilkey, moved to adjourn at 6:25 PM. Motion carried unanimously in the affirmative (Wilkey, Fredyma, Wells, Kidder, and Ellsworth).

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/93175711424> or by dialing the following phone # 1-929-205-6099 and using Meeting ID: 931 7571 1424. A mechanism for the public to alert the Board during the meeting if there were problems with access was provided.