



Town of Hopkinton Planning Department

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HOPKINTON PLANNING BOARD

MINUTES

JULY 13, 2021

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

I. **Call to Order.** Chairman Wilkey called the meeting to order at 6:00 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton.

II. **Review of the Minutes and Notice of Decision of June 8, 2021, was deferred to the August 10, 2021 meeting.**

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

IV. **Applications/Public Hearings.**

#2021-20 Baystone Properties, LLC Site Plan Review, Architectural Design Review, and Condominium Subdivision to construct 12 attached, townhouse-style residential units at 71 Cedar Street, Tax Map 102, Lot 35, VR-1 district. Note: Zoning Board of Adjustment approval is required; therefore, the Planning Board did not review the application.

#2021-15 Pauline Meridien Site Plan Review for outdoor commercial recreation (wilderness) activities at 334 College Hill Road, Tax Map 212, Lot 2, R-4 district. On July 7, 2021, the Zoning Board of Adjustment approved the use with the following conditions:

Ms. Meridien explained how she had prepared 15 acres of her property to be used for supervised camping led by Jake King of Thrive NH. Typical activities include fishing, swimming, hiking, orienteering, learning how to build shelters, and campfire practices. There will be no motorized activities. The activities had previously taken place on alternative weekends with a maximum of 20 people. However, on July 7, 2021, the Zoning Board of Adjustment approved the use with a condition limiting the number of people in attendance. The conditions were as follows:

1. Overnight and stationary activities must be 300-feet from all boundary lines.
2. Use is limited to a total of 10 people at any one time.
3. Use is to be from June 1 – September 1, a total of four nights, one night each time.
4. Approval is through August of 2022 unless complaints are received, at which time, the Board will need to review the application.
5. Quiet hours are to be from 7 PM – 7 AM as represented by the Applicant.

Celeste Hemingson, seconded by Clarke Kidder, moved to **ACCEPT** application #2021-15 as complete and for consideration. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

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

Mrs. Wells expressed concern with the time constraints imposed by the Zoning Board of Adjustment (ZBA). Mrs. Robertson noted that the ZBA had abutters present that expressed concerns. As a result, the Board approved the application with conditions. At any point in the future, the Applicant can ask the ZBA to reconsider the conditions.

Anna Wells, seconded by Clarke Kidder, moved to **APPROVE** application #2021-15 as presented with a waiver from requiring a detailed parking plan. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

#2021-16 Pauline Meridien Site Plan Review for a seasonal farm stand selling goods primarily raised at 334 College Hill Road, Tax Map 212, Lot 2, R-4 district.

Ms. Meridien discussed the various vegetables that she anticipates growing and being sold at the farm stand, suggesting that growing and selling the vegetables is a valuable experience for the children that attend Back in the Saddle Equine Therapy Center.

The farm stand will be located at the end of the circular driveway, so vehicles will not need to back out onto the street.

Rob Dapice, seconded by Anna Wells, moved to **ACCEPT** application #2021-16 as complete and for consideration. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

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

Anna Wells, seconded by Clarke Kidder, moved to **APPROVE** application #2021-16 as presented.

Mr. Fredyma moved to amend the motion to approve a waiver from requiring a detailed parking plan. Mrs. Wells and Mr. Kidder accepted the amendment.

Anna Wells, seconded by Clarke Kidder, moved to **APPROVE** application #2021-16 as presented with a waiver from requiring a detailed parking plan. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

#2021-19 Riveredge Properties, LLC Surveyor Web Stout presented plans of a major subdivision consisting of five lots at 403 Maple Street, Tax Map 229, Lot 29, R-2 district. The lot sizes range from 2.92 acres up to 24 acres. The existing residence will be 12.17 acres. All lots meet the minimum acreage requirement, minus wetlands, and the Applicant received NH DES Subdivision Approval for the two lots that are less than five acres.

Lastly, the Applicant requested a waiver from the phasing standards in Section 2.4.9 of the Subdivision Regulations. The existing residence is on one lot; therefore, the proposal is to add four new single-family homes.

Celeste Hemingson, seconded by Anna Wells, moved to **ACCEPT** application #2021-19 as complete and for consideration. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

Chairman Wilkey opened the public hearing portion of the meeting for public comments.

Alan Scribner of 476 Maple Street expressed an interest in maintaining his "peaceful and quiet enjoyment" of his property. Mr. Scribner then inquired about the quality of the homes, the order of lots in which construction would occur, and the estimated length of time that construction would occur. Owner Tom Berkley reviewed the plan, addressing Mr. Scribner's questions.

Cindy Glass of 454 Maple Street inquired about the proximity of proposed driveways and the distance from Maple Street in which the new homes would be located. Mr. Berkley pointed out the various locations, advising that each residence would comply with the setback requirements for the district.

Chairman Wilkey declared the public hearing portion of the meeting closed to public comment.

Mrs. Hemingson inquired about the wetlands and any potential impact. In response, Mr. Stout reviewed the locations of driveways and possible sites for homes. There would be no impact on wetlands.

Lastly, Mrs. Wells questioned the status of the area of the property that had been in contention. In response, Mr. Stout stated that the matter has recently been resolved.

James Fredyma, seconded by Rob Dapice, moved to **APPROVE** application #2021-19 as presented with a waiver from the phasing standards in Section 2.4.9 of the Subdivision Regulations. Motion carried unanimously by Roll Call: Kidder – yes, Dapice – yes, Fredyma – yes, Hemingson – yes, Wells – yes, and Wilkey – yes.

V. Other Business.

- a) Discussion on zoning amendments for 2021 – The Board briefly discussed possible zoning amendments with members agreeing to submit a prioritized list for review at the August 10, 2021 meeting. Possible revisions include the Growth Management Ordinance, Conservation Subdivision Ordinance, Affordable/Elderly Housing Ordinance, and correction to paragraphs 4.4.7 and 8.5.2, addressing the number of dwelling units permitted in a building.
- b) Report on Master Plan update – Matt Monohan of CNHRPC will review a draft of the Land Use chapter at the Planning Board's August 10, 2021 meeting.
- c) Mrs. Wells noted that Economic Development Committee would like to make minor revisions to the draft Economic Base chapter that include the riverfront.

VI. Adjournment. James Fredyma, seconded by Anna Wells, moved to **ADJOURN** at 7:45 PM. The next scheduled meeting of the Planning Board will be at 6:00 PM on Tuesday, August 10, 2021.

Karen Robertson
Planning Director