



Town of Hopkinton Planning Department

330 Main Street, Hopkinton NH 03229-2627 - (603) 746-8243 – planzone@hopkinton-nh.gov

HOPKINTON PLANNING BOARD MEETING AUGUST 9, 2022

Members present: Chair Michael Wilkey, Vice-Chair Celeste Hemingson, Jane Bradstreet, Greg Sagris, Clarke Kidder, and James Fredyma. Members absent: Ex-Officio Thomas Lipoma, Rich Steele, Rob Dapice, and Timothy Britain. Staff absent: Planning Director Karen Robertson.

I. Call to Order. Chairman Michael Wilkey called the meeting to order at 5:30 pm in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH.

II. Roll Call. Hemingson-present, Bradstreet-present, Sagris-present, Kidder-present, Fredyma-present, and Wilkey-present.

III. Review of the Minutes and Decision of July 12, 2022. Chairman Wilkey stated that Minutes and Notice of Decisions from previous meeting(s) will be on next month's agenda.

IV. Conceptual Consultations. There were no conceptual consultations.

V. Applications/Public Hearings.

#2022-06 T. F. Bernier, Inc. Lot Line Adjustment between Lot 38.1, shown on Tax Map 241, and Lot 51, shown on Tax Map 240, owned by Brayshaw Asset Management, LLC and Kirk Hemphill, off Briar Hill Road, R-4 District. A public hearing will immediately follow if the application is accepted as complete.

Jane Bradstreet recused herself from this item and took a seat in the audience.

Mr. Bernier appeared on behalf of Kirk Hemphill and Brayshaw Asset Management LLC. Mr. Bernier presented the proposal and explained the request.

On a motion by Mr. Kidder and seconded by Mr. Sagris, the application was accepted as complete and for further consideration and comment. The motion was approved, with five members voting in favor (Wilkey, Hemingson, Kidder, Sagris, and Fredyma).

Mr. Wilkey opened the floor for public comment. Questions followed.

Woman No 1, Briar Hill Road, commented that she could not see what the application meant. Mr. Bernier responded with a short explanation of the request.

Woman No 2, Briar Hill Road, asked what would happen to the current road. Mr. Bernier responded, stating nothing happens to the road because the request is a Lot Line Adjustment only.

Subject to review and approval.

Woman No 1, Briar Hill Road, asked to affirm that there will be no change to the road. Mr. Bernier responded in the affirmative, with no change to the road.

Dr. Rebecca Ewing, Briar Hill Road, asked what could be done with the property. Mr. Bernier responded that, at this time, the request is Lot Line Adjustment, moving approximately 11 acres from one owner to another. Mr. Wilkey amplified that any lot line changes will need to follow the Planning and Zoning Ordinance requirements. He further commented abutters (current and new) would be notified of any change requests. Presently the current and new abutters are the same.

Jane Bradstreet, Gould Hill Road, asked about prior actions (indistinct) and if the old lot line will be abandoned in favor of the new lot line. Mr. Bernier responded yes.

Celeste Hemingson asked if creating a new lot line and abandoning an old line would require the parties to come back to the Planning Board for the new lot line approval. Mr. Wilkey responded no.

Brad Kuster, Gould Hill Road, inquired about the upland portion of Lot A shown on the plan. Mr. Bernier responded Lot A would not be a separate lot.

Man No 1, Briar Hill, asked if there were restrictions if the frontage on Briar Hill is all wetlands and further does the 300 feet of frontage limit the lot to one house or a development. Mr. Kidder responded state approvals would be required if wetlands are impacted or affected.

Celeste Hemingson asked if merging Lot A with Lot 51 results in an abandoned lot line. Mr. Bernier responded yes.

Woman No 2, Briar Hill Road, asked about the current frontage next to the new Lot A. Mr. Bernier responded 300 feet.

Jane Bradstreet, Gould Hill Road, asked about the current lot 51 frontage on Gould Hill Road. Mr. Bernier responded that it is less than the resulting, if approved, frontage on Briar Hill Road.

Brad Kuster, Gould Hill Road, asked if the lot line adjustment would create more driveways on Gould Hill Road. No response.

Brad Kuster, Gould Hill Road, asked about the purpose of the lot line adjustment with all the frontage, if approved, on Briar Hill. Mr. Bernier responded it provides an opportunity to comply with the Zoning Ordinance.

Michael Wilkey commented that conversations might occur about what happens next.

Michael Wilkey closed public testimony with no further questions or comments from those present.

On a motion by Celeste Hemingson and seconded by Greg Sagris, the Board approved waivers 3.3.1(B), (C), and (H) – showing existing natural features, contours, and soil locations and types, and 3.3.1(D), 3.3.2(A) – surveyed exterior property lines and the location and dimensions of all boundary lines.

The motion was approved, with five members voting in favor (Wilkey, Hemingson, Kidder, Sagris, and Fredyma).

On a motion by Greg Sagris and seconded by Celeste Hemingson, the Board approved the Lot line Adjustment in application #2022-6 with the following conditions (1) Monumentation for the adjusted lot line shall be set; (2) The applicant shall prepare a deed for the transfer of the property that shall be recorded at the same time as the plat, and (3) If no action is taken to exercise the Lot Line Adjustment before the one-year deadline, the Lot Line Adjustment will no longer be valid and must be recertified through the Planning Board.

The motion with conditions was approved, with five members voting in favor (Wilkey, Hemingson, Kidder, Sagris, and Fredyma).

Jane Bradstreet returned to the table.

#2022-07 Thomas M. Morin Revocable Trust – Two (2) lot subdivision located at 50 Old Stagecoach Road in the R-4 district, Tax Map 250, Lot 11.

Mr. Wilkey requested the applicant acknowledge the withdrawal of approval of their application of January 11, 2022. Surveyor Craig Francisco acknowledged the withdrawal on the applicant's behalf.

Mr. Kidder asked whether the withdrawal required a vote of the Board. Mr. Wilkey indicated that it did not but that the withdrawal and acknowledgment of the withdrawal had to be noted in the minutes.

Celeste Hemingson recused herself from this item and took a seat in the audience

Surveyor Craig Francisco presented the request, explaining the previous three (3) lot subdivision (#2022-01, approved on January 11, 2022) has been voided and is being replaced with a new two (2) lot subdivision. It was termed a voluntary withdrawal of the previously approved application.

On a motion by Mr. Kidder and seconded by Mr. Sagris, the application was accepted as complete and for further consideration and comment. The motion was approved, with all five members voting in favor (Wilkey, Bradstreet, Kidder, Sagris, and Fredyma).

Mr. Wilkey asked if there was any public comment or questions. There was none.

On a motion by Ms. Bradstreet and seconded by Mr. Fredyma, the application was accepted as complete and for further consideration and comment. The motion was approved, with all five members voting in favor (Wilkey, Bradstreet, Kidder, Sagris, and Fredyma).

Celeste Hemingson returned to the table.

Jane Bradstreet asked several questions about driveway clarifications. Specifically, how and when can a right-of-way be used as a driveway to a single house? Further, should we improve Hopkinton's Driveway Regulations to include that information rather than just cite the NH RSAs? This topic may be added to a future agenda for further discussion.

#2022-08 Cedar Street Holdings, LLC – Site Plan Review and Architectural Design Review of restaurant and parking modifications, including outdoor dining and entertainment, 16 Cedar Street, Tax Map 101, Lot 18, VB1 district.

The applicant, Brian Cressy, appeared before the Board, saying the application will be withdrawn and resubmitted at a future date. Mr. Cressy stated, upon further review, some inconsistencies and discrepancies were noted in the documents.

VI. Other Business.

- (a) A voluntary merger of pre-existing lots owned by Cedar Street Holdings, LLC, shown on Tax Map 101 Lots 18 and 19. The Board acknowledged receipt of the Voluntary Merger. No vote is required.
- (b) Rules of Procedure – Revised Rules of Procedure, incorporating notes from last month's Planning Board Meeting, were given to Board Members for review and discussion at the September Planning Board meeting.
- (c) Master Plan Community Facilities – To be discussed at the next Planning Board meeting.
- (d) Zoning Amendments – To be discussed at the next Planning Board meeting.

VII. Adjournment. On a motion by Celeste Hemingson and seconded by Clarke Kidder, the Board adjourned their August 9, 2022, meeting at 6:33 pm. The motion was approved, with all six members voting in favor (Hemingson, Kidder, Wilkey, Bradstreet, Sagris, and Fredyma).

James Fredyma
Planning Board Member