



Town of Hopkinton Planning Department

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

HOPKINTON PLANNING BOARD

MINUTES

JUNE 14, 2022

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

-
- I. **Call to Order.** Chairman Wilkey called the meeting to order at 5:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton.
 - II. **Roll Call.** Kidder – present, Bradstreet – present, Fredyma – present, Lipoma – present, and Wilkey – present. Mrs. Hemingson arrived late.
 - III. **Conceptual Consultations.** There were no conceptual consultations.
 - IV. **Applications/Public Hearings.** There were no applications to be reviewed.
 - V. **Master Plan Public Hearing.** Chair Wilkey opened the public hearing and briefly explained the Board's work with the Central NH Regional Planning Commission on the comprehensive update. He then noted that an initial public hearing was held on May 10, 2022, which resulted in corrections and revisions to the Vision Chapter.

Chairman Wilkey called for public comments on the following five chapters of the Master Plan. Vision, Housing, Economic Base, Transportation, Existing and Future Land Use.

On page 4.7 of the Housing Chapter, Mr. Kidder questioned whether the Broad Cove Road over Dolf Brook bridge listed as "structurally deficient" is correct. He believed that the bridge had been repaired. Ms. Robertson will confirm.

Mrs. Robertson pointed out that on page 5.7 of the Existing and Future Land Use Chapter, she had clarified the information concerning the total land-use change tax collected in 2021.

Katherine Mitchell of Bound Tree Road inquired about page 4.11 of the Transportation Chapter, which references Class VI roads. She suggested that the recent action at the Annual Town Meeting made it clear that the residents do not want development on Class VI roads. Ms. Mitchell questioned whether the language in the Chapter should reflect that, noting it was clearer in the previous Master Plan.

Bonnie Christie of Smithfield Road questioned whether the Master Plan had been revised to include a "land acknowledgment" statement as she had recommended at the May

hearing. In response, Chair Wilkey explained that Planning Board would include the statement when drafting the Historical & Cultural Resources Chapter.

Ms. Christie noted that the corrections on page 1.3, “Regional Concerns,” had not been made. The Board agreed, explaining that it was an oversight. .

Ms. Christie expressed disappointment with what she believed to be minimal notice of the public hearing. In response, the Board discussed the legal posting requirements which had been met.

Ms. Christie stated that she had a prior conversation with Chair Wilkey in which she understood this was to be a work session rather than a public hearing. She expressed disappointment with the process, noting that the Conservation Commission had not had an opportunity to review and comment on the Master Plan. In response, Chairman Wilkey explained that the conversation that Ms. Christie mentioned was concerning revisions to the Wetlands Overlay Ordinance, not the Master Plan. He noted that after the working group prepares a draft of recommended revisions to the Wetlands Overlay Ordinance, the Planning Board will hold work session(s), providing an opportunity to make further revisions if needed.

At this time, member Celeste Hemingson joined the Board.

Meredith Hatfield of Apple Tree Lane stated that today, she had learned of the meeting because of an email sent to residents by Susan Covert. She inquired about the Board’s process of revising the Master Plan. In response, Chairman Wilkey provided a brief overview of the Planning Board and Central NH Regional Planning Commission’s efforts in gathering the information and presenting updates at regular Board meetings.

A brief discussion ensued concerning the Town’s website and the ability to sign-up for news and announcements.

Following discussions, Mrs. Robertson noted a typographical error in which Chapter 8 is referenced twice in the Table of Content. The Implementation Chapter should be Chapter 9.

There being no further public testimony, Chairman Wilkey closed the public hearing.

Jane Bradstreet, seconded by Celeste Hemingson, moved to **ADOPT** the updated Master Plan with corrections. Motion carried in the affirmative (Fredyma, Hemingson, Lipoma, Kidder, Bradstreet, and Wilkey).

VI. Review of Meeting Minutes and Notice of Decision

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** the Minutes of May 10, 2022. Motion carried in the affirmative (Fredyma, Hemingson, Lipoma, Bradstreet, and Wilkey) with one abstention (Kidder).

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** the Notice of Decision of May 10, 2022. Motion carried in the affirmative (Fredyma, Hemingson, Lipoma, Bradstreet, and Wilkey) with one abstention (Kidder).

VII. Other Business.

- a) Building on Class VI Policy: Ex Officio Lipoma explained the process by which he, on behalf of the Select Board, is creating a subcommittee to work on drafting a Class VI roads policy. Initially, he anticipates having subcommittee members review the history, areas surrounding the roads, and their condition to evaluate whether the road currently serves a purpose or should be converted to a Class A trail. Mrs. Bradstreet agreed to serve as the Planning Board's representative.
- b) Rules of Procedure (Draft): The Board agreed to review the draft revisions to the Board's Rules of Procedure at the July 12, 2022, meeting.
- c) Wetlands Overlay Ordinance Working Group: Chairman Wilkey advised that the working group has met once and made initial recommendations. Mrs. Robertson will incorporate the recommendations into a draft that will be provided a brief update on the working group's meeting and the potential revisions to the Ordinance.
- d) Voluntary Merger: James Robert Harman and Karen Myers Harman, Trustees of The Karen M. Harman Revocable Trust, Camp Merrimac Road, and Josylvia Way, Tax Map 202, Lots 10, 11, and 12. The Board unanimously approved the merger as submitted in accordance with RSA 674:39-a.
- e) CNHRPC: Clarke Kidder advised that he was recently elected Chairperson of the Central NH Planning Commission.

VIII. Adjournment. Clarke Kidder, seconded by Celeste Hemingson, moved to **ADJOURN** at 6:50 PM. Motion carried in the affirmative (Fredyma, Hemingson, Lipoma, Bradstreet, Kidder, and Wilkey). The next scheduled meeting is 5:30 PM on Tuesday, July 12, 2022.

Karen Robertson
Planning Director