



Town of Hopkinton Planning Department

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HOPKINTON PLANNING BOARD MINUTES JANUARY 10, 2023

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

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- I. Call to Order.** Chair Wilkey called the meeting to order at 5:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton.

Due to the absence of regular members, Alternate Rob Dapice was designated as a voting member.

- II. Roll Call.** Hemingson – present, Fredyma – present, Dapice – present, and Wilkey – present.

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

- IV. Planning Board (PB) and Economic Development Committee (EDC) to discuss short and long-term planning goals.**

Chair Wilkey welcomed EDC members Andrea Folsom, Louise Carr, Stephen Whitley, Alex Pooler, and Economic Development Director Anna Wells. The Planning Board and Economic Development Committee discussed creating a housing committee and applying for the InvestNH grant. All agreed that it would be a step forward in assessing housing gaps and determining whether zoning changes would be beneficial.

The Planning Board indicated that because housing impacts multiple disciplines, those individuals or groups should be allowed to provide input in the Housing Committee Charge. Furthermore, there should be an opportunity for those individuals, boards, and committees to discuss how they might be involved in the process.

Mr. Whitley and Mrs. Wells explained the Committee's overall goals and objectives to diversify the tax base, including business retention and growth, identifying potential nonresidential development areas, reviewing land use regulations for revisions where appropriate, and attracting new businesses. Mrs. Wells stated that much of the work to date has supported the entire community.

Vice Chair Hemingson recalled the Economic Development Committee recommending rezoning and creating an overlay district for what is known as "Hart's Corner." The change created an opportunity for mixed residential and commercial development. She inquired whether there had been any interest in developing the property following the

changes in zoning. Mr. Whitely responded that Hart's Corner has challenges as it lacks municipal water and sewer. Members of the Planning Board and Economic Development Committee then discussed the Committee's prior recommendation to allow the same overlay district on properties located at I-89, Exit 6, which also lacks municipal water and sewer. Mrs. Wells agreed that infrastructure, such as water and sewer, is important in encouraging residential or commercial development.

On behalf of the Planning Board, Chair Wilkey thanked the Economic Development Committee for their time and recommended that the Committee and Planning Board collaborate when possible. Chair Wilkey then recommended that zoning amendments proposed by the EDC be given to the Planning Board in May, allowing the Planning Board sufficient time to involve the public early and to consider the potential impacts.

The Planning Board, at its next meeting, is scheduled to discuss goals and objectives for 2023.

V. Review of Minutes and Notice of Decision of November 15 and December 13, 2022.

The Board deferred review to the February 14, 2023, meeting.

VI. Other Business.

- a) Schedule review of revised Rules of Procedure: Review and adoption of the revised Rules of Procedure will be scheduled for the February 14, 2023, meeting.
- b) Process and tentative schedule for reviewing and updating the Master Plan and Zoning Ordinance: Mrs. Robertson will meet with Central NH Regional Planning Commission representatives to develop a schedule for preparing the Community Facilities, Natural Resources, and Implementation chapters of the Master Plan.

VII. Adjournment.

MOTION by Celeste Hemingson, seconded by Michael Wilkey, to adjourn the meeting adjourned at 7:25 PM. **MOTION** passed unanimously (Hemingson, Fredyma, Dapice, and Wilkey). The next scheduled meeting is at 5:30 PM on Tuesday, February 14, 2023.

Karen Robertson
Planning Director