



Town of Hopkinton Planning Department

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HOPKINTON PLANNING BOARD

MINUTES

JULY 11, 2023

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

I. Call to Order/Roll Call. Chair Wilkey called the meeting to order at 5:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH 03229. With the Roll Call of the Planning Board, Chair Wilkey declared a quorum present.

II. Review of Minutes and Notice of Decision. Chair Wilkey noted the Minutes and Notices of Decision of May 9 and June 13, 2023 will be available at the next regular Planning Board meeting in August 2023.

III. Conceptual Consultations.

Nate Gagne appeared on behalf of the homeowner (un-named) to present a conceptual discussion for a Thain Road relocation. Approximately 300 feet of the current Thain Road that enters into Hatfield Road would be relocated to the south of the present road. The present road runs very close to an existing colonial home, leaving said home with no material front yard.

Mr. Gagne noted that Public Works Director and Road Agent Dan Blanchette favors the relocation to create a better entry from Thain to Hatfield roads. The relocated road would be by Right-Of-Way to the Town. The present section of the road would be presumably returned to the homeowner. The homeowner would bear the costs of the relocation of the road. No new lot would be created by the relocation.

The Planning Board members supported the concept of the proposed relocation as presented.

IV. Applications/Public Hearings.

Robert and Kimberly Saunders, 2370 Hopkinton Road, (Tax Map 240, Lots 12.1 and 12.2, R2/R3) District. Preliminary Review of a proposed Conservation Subdivision involving the resubdivision of lots to create one new residential lot.

Mr. Saunders was making his third appearance before the Planning Board to further explain his proposal for a conservation subdivision that adds a third residential to his

Approved: 08/08/2023.

proposal. An extensive conversation occurred between Planning Board members and Mr. Saunders, over a three-lot subdivision served by a private “road” in the form of a driveway, maintained by the homeowners. Planning Board members appeared supportive of the current proposal; however, concerns remain about the adequacy of the private, homeowner-maintained driveway based on its width and grade vis-à-vis health and safety for residents, visitors, police and fire personnel uses of the proposed road.

A second concern was that some of the resulting open space or conservation space was not contiguous, intimating that conservation and possible recreation use could be impaired. There was no specific task for this concern at the present time.

It was suggested a follow-up conversation for review by fire, police, conservation committee, and Department of Public Works personnel to their comfort with the road proposal.

V. Other Business.

The Chair introduced the new amended draft of the Rules of Procedure entitled Planning Board Guidelines for Review of Zoning Ordinance Amendments. After a brief discussion of the rules of procedure, on a motion by Rich Steele and second by James Fredyma, the amended Rules of Procedure were approved. Voting in favor: Steele, Fredyma, and Wilkey. Opposed: Dapice (noting his concern over the early submission date and whether it gave sufficient time for committees to bring forth proposed amendments)..

VI. Adjournment.

On a motion by Rob Dapice and second by Rich Steele, the Planning Board adjourned at 7:00 PM. Voting in favor: Dapice, Steele, Fredyma, and Wilkey.

James Fredyma
Planning Board Member