



Town of Hopkinton Planning Department

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HOPKINTON PLANNING BOARD

MINUTES JUNE 8, 2021

Members present: Chair Michael Wilkey, Ex-Officio Anna Wells, James Fredyma, Gregory Sagris, Clarke Kidder, and Alternate Robert Dapice. Members absent: Vice-Chair Celeste Hemingson, 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. He explained that due to the COVID-19/Coronavirus crisis and per Governor Sununu's Emergency Order #12, under Executive Order 2020-04, the Planning Board is authorized to meet electronically.

Roll Call: Wells – present and alone, Dapice – present and alone, Fredyma – present and alone, Sagris – present and alone, Kidder – present and alone, and Wilkey – present and alone.

- II. Master Plan Update** – Mrs. Robertson will provide the Board with an electronic copy of the draft Land Use (existing) map for review.

III. Review of the Minutes and Decision of April 13, 2021, and May 11, 2021.

Clarke Kidder, seconded by Greg Sagris, moved to **APPROVE** the Minutes of April 13, 2021. Motion carried unanimously by Roll Call: Wells – yes, Fredyma – yes, Kidder – yes, Sagris – yes, Dapice – yes, and Wilkey – yes.

Anna Wells, seconded by James Fredyma, moved to **APPROVE** the Notice of Decision of April 13, 2021. Motion carried unanimously by Roll Call: Wells – yes, Fredyma – yes, Kidder – yes, Sagris – yes, Dapice – yes, and Wilkey – yes.

Anna Wells, seconded by James Fredyma, moved to **APPROVE** the Minutes of May 11, 2021. Motion carried unanimously by Roll Call: Wells – yes, Fredyma – yes, Kidder – yes, Sagris – yes, Dapice – yes, and Wilkey – yes.

James Fredyma, seconded by Rob Dapice, moved to **APPROVE** the Notice of Decision of May 11, 2021. Motion carried unanimously by Roll Call: Wells – yes, Fredyma – yes, Kidder – yes, Sagris – yes, Dapice – yes, and Wilkey – yes.

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

V. Applications/Public Hearings.

#2021-17 Erin Tullar Site Plan Review for a seasonal farm stand selling goods primarily raised at 860 Sugar Hill Road, Tax Map 232, Lot 11, R-4 district.

Ms. Tullar advised that her children wish to sell the excess vegetables grown at the property. The farm stand will include flowers, eggs, and other products, such as Christmas trees. Some of the products may come from her family's farm in Orford, New Hampshire. The farm stand (table) will be located at the end of the driveway, where there is more than ample room for parking and space for vehicles to turn around.

It was noted that on June 1, 2021, the Zoning Board of Adjustment approved Ms. Tullar's request with no conditions imposed.

James Fredyma, seconded by Rob Dapice, moved to **ACCEPT** application #2021-17 as complete and for consideration. Motion carried unanimously by Roll Call: Wells – yes, Fredyma – yes, Kidder – yes, Sagris – yes, Dapice – yes, and Wilkey – yes.

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

James Fredyma, seconded by Clarke Kidder, moved to **APPROVE** application #2021-17 as presented with a waiver from requiring a detailed parking plan. Motion carried unanimously by Roll Call: Wells – yes, Fredyma – yes, Kidder – yes, Sagris – yes, Dapice – yes, and Wilkey – yes.

#2021-18 Baystone Properties, LLC Lot Line Adjustment between properties at 49 Cedar Street and 71 Cedar Street, VR-1 district., Tax Map 102, Lots 34 and 35.

John Newman of NH Land Consultants reviewed the existing and proposed conditions plans showing both lots. As a result of the lot line adjustment, Lot 34 will consist of .40 (17,524 SF) with 245.66 feet of frontage, and Lot 35 will consist of .91 (39,780 SF) with 169.9 feet of frontage. The earlier survey was completed in the early 2000s by Surveyor Morris Foote. At the time, Mr. Foote established the right-of-way width of Cedar Street as two rods using the lot corners on the other side of the street, making the right-of-way 33 feet. The same measurements were used by NH Land Consultants to tie in the property lines for Lot 34 and 35.

James Fredyma, seconded by Greg Sagris, moved to **ACCEPT** application #2021-18 as complete and for consideration. Motion carried unanimously by Roll Call: Wells – yes, Fredyma – yes, Kidder – yes, Sagris – yes, Dapice – yes, and Wilkey – yes.

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

Abutters Glenn and Melissa Smart of 81 Cedar Street questioned the purpose of the lot line adjustment and inquired about future use of the property. In response, Mr. Newman stated that the owner wishes to complete the lot line adjustment.

Glenn Smart noted inaccuracies on the plan, such as the bar scale. Furthermore, a note on the plan indicates that the lots are residential; however, there is no residential use on one lot, and the other, Mr. Smart believed, is used for commercial purposes. Finally, Mr. Smart referred to the soil types and slopes, noting the differences between the property in question and his abutting property.

Mellissa Smart suggested that it is difficult to review the proposal without knowing what the owner is planning. Finally, she expressed concern with the topography and inaccuracies of the plan.

Chairman Wilkey noted that the application before the Board is for a lot line adjustment. Mrs. Robertson agreed, noting that abutters would be notified of any future applications. Mrs. Smart responded that the lot line adjustment would allow for more development on the property.

Mrs. Wells reiterated that the Planning Board's only question is whether the proposed lot line adjustment creates two conforming lots.

Ken Barnes of Cedar Street expressed concern with changes being made to the lot lines without the Board being aware of what is planned for the property. Lastly, he requested to be notified of future submissions even though he is not an abutter for notification purposes.

Vicki Anderson White of Cedar Street noted that the residents have heard that the owner is proposing 12 condominiums. She expressed opposition, suggesting that the 12 condominiums would increase traffic by at least 30 vehicles. In response, Chairman Wilkey stated that the application before the Planning Board is a request for a lot line adjustment.

Mr. Smart questioned whether Lot 34 would have sufficient acreage as the plan shows part of Cedar Street in the acreage calculation. Mrs. Robertson responded that the Town has known for some time that Lot 34 includes that portion of Cedar Street and that, at this point, there are no plans to rectify the situation. When the Town is prepared to improve Cedar Street, they will work with the owner of Lot 34.

Abutter Dan Aranki inquired about the types of uses that would be permitted on Lot 35. Members of the Board referred Mr. Aranki to the Table of Uses in the Zoning Ordinance.

There being no further testimony, Chairman Wilkey declared the public hearing portion of the meeting closed.

James Fredyma, seconded by Greg Sagris, moved to **APPROVE** application #2021-18 as presented. Motion carried unanimously by Roll Call: Wells – yes, Fredyma – yes, Kidder – yes, Sagris – yes, Dapice – yes, and Wilkey – yes.

#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. Note: The Board deferred the application to the July 13, 2021 meeting, pending Zoning Board of Adjustment review.

#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. Note: Since the Applicant was not present, the Board deferred review to the July 13, 2021 meeting.

VI. Adjournment. Rob Dapice, seconded by Clarke Kidder, moved to **ADJOURN** at 7:05 PM. The next scheduled meeting of the Planning Board will be at 6:00 PM on Tuesday, July 13, 2021.

Karen Robertson
Planning Director

Note: Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12, pursuant to Executive Order 2020-04, the Planning Board was authorized to meet electronically. There was no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. In accordance with the Emergency Order, public access to the meeting by video and telephone was provided. All members of the Board had the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public had access to listen contemporaneously and, if interested, participate in the meeting through the website: <https://zoom.us/j/99176804573> or by dialing the following phone # 1-929-205-6099 and using Meeting ID: 991 7680 4573. A mechanism for the public to alert the Board during the meeting if there were problems with access was provided.