



# Town of Hopkinton

## Planning Department

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### HOPKINTON PLANNING BOARD

#### MINUTES

AUGUST 10, 2021

Members present: Chair Michael Wilkey, Jane Bradstreet via Zoom, James Fredyma, Clarke Kidder, and Alternate Robert Dapice. Members absent: Vice Chair Celeste Hemingson, Ex-Officio Anna Wells, Greg Sagris, 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 in the Hopkinton Town Hall, 330 Main Street, Hopkinton.

Before proceeding, a motion was made by Clarke Kidder, seconded by James Fredyma, to allow Mrs. Bradstreet to join the meeting remotely. The Board unanimously agreed.

- II. **Roll Call.** James Fredyma – present, Clarke Kidder – present, Rob Dapice – present, Jane Bradstreet – present, and Michael Wilkey – present.

III. **Review of the Minutes and Notices of Decisions.**

James Fredyma, seconded by Clarke Kidder, moved to **APPROVE** the Minutes of June 8, 2021, as presented. Motion carried unanimously by Roll Call: Bradstreet – yes, Fredyma – yes, Dapice – yes, Kidder – yes, and Wilkey – yes.

Rob Dapice, seconded by James Fredyma, moved to **APPROVE** the Notice of Decision of June 8, 2021, as presented. Motion carried unanimously by Roll Call: Bradstreet – yes, Fredyma – yes, Dapice – yes, Kidder – yes, and Wilkey – yes.

James Fredyma, seconded by Clarke Kidder, moved to **APPROVE** the Minutes of July 13, 2021, as presented. Motion carried unanimously by Roll Call: Bradstreet – abstain, Fredyma – yes, Dapice – yes, Kidder – yes, and Wilkey – yes.

James Fredyma, seconded by Rob Dapice, moved to **APPROVE** the Notice of Decision of July 13, 2021, as presented. Motion carried unanimously by Roll Call: Bradstreet – abstain, Fredyma – yes, Dapice – yes, Kidder – yes, and Wilkey – yes.

IV. **Applications/Public Hearings.**

**#2021-21 T.F. Bernier, Inc.** Lot Line Adjustment between Lot 51 owned by John H. Lynch Irrevocable Trust of 2012 and Lot 52 owned by Rix Family Trust of 2016, referenced on Tax Map 240, located off Gould Hill Road, R-2 district. Note: Application withdrawn at the request of the Applicant.

**#2021-20 Baystone Properties, LLC** Site Plan Review, Architectural Design Review, and Condominium Subdivision to construct 12 attached, townhouse-style residential units at 71

Cedar Street, Tax Map 102, Lot 35, VR-1 district. Note: Zoning Board of Adjustment approval required; therefore, the application continued to the September 14, 2021 meeting at the Applicant's request.

## **V. Conceptual Consultations.**

Tim Bernier of T. F. Bernier Inc. presented a plan showing an old woods road crossing a wetland on property owned by the John H. Lynch Irrevocable Trust of 2012, located off Gould Hill Road, shown on Tax Map 240 as Lot 51. The proposal is to leave the remnants of the old culvert and install a new 32 linear foot, 18-inch HDPE (high-density polyethylene) culvert with mortar and rubble headwalls. The overall wetland impact, including extensions, will be 510 SF. The woods road will continue to be utilized as driveway access to a future residence.

The Zoning Board of Adjustment (ZBA), at their meeting of August 3, 2021, granted a Special Exception for the driveway through the Wetland Conservation Overlay District, subject to input, if any, from the Conservation Commission and Planning Board. If the Commission or Board had concerns, then the ZBA would meet again.

The Board and Mr. Bernier continued discussions concerning the forested wetland and the re-use of the driveway so to minimize impact to wetland. Following discussions, the Board had no objections to the wetland crossing.

## **VI. Other Business.**

- a) Report on Master Plan update – Matt Monahan of the Central NH Regional Planning Commission (CNHRPC) reviewed a draft Land Use Chapter addressing existing and future land uses. The chapter brings together other sections and concepts, such as housing, economic development, and transportation. The Board and Mr. Monahan discussed the various aspects of workforce/affordable, and market-rate housing, and the lack of available housing throughout the State. Following discussions, the Board agreed to review the draft chapter to ensure that it accurately reflects the vision of Hopkinton.
- b) Discussion on zoning amendments for 2021 – The Board continued their conversation of workforce/affordable housing and decided to review and recommend revisions for the 2023 Town Meeting.

**VII. Adjournment.** Clarke Kidder, seconded by James Fredyma, moved to **ADJOURN** at 7:15 PM. The next scheduled meeting of the Planning Board will be at 6:00 PM on Tuesday, September 14, 2021.

Karen Robertson  
Planning Director