



Town of Hopkinton Planning Department

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HOPKINTON PLANNING BOARD MINUTES JANUARY 25, 2022

Members present: Chair Michael Wilkey, Vice-Chair Celeste Hemingson, Ex-Officio Anna Wells, James Fredyma, Greg Sagris and Alternate Rob Dapice. Absent: Jane Bradstreet, and Clarke Kidder. 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.

II. Roll Call. Fredyma – present, Hemingson – present, Wells – present, and Sagris – present, and Wilkey – yes. Dapice joined late.

III. Public Hearing (Zoning Amendments). Chairman Wilkey opened the public hearing to receive public comments on the following proposed zoning amendments:

- a) Amend Section II, Definitions, to correctly define the term "Bed and Breakfast Inn" by adding the word "not," which was inadvertently omitted from the previous year's amendment.

"Bed and Breakfast Inn: Any Dwelling Unit, together with any accessory buildings thereto, located on one (1) Lot of Record, containing **not** more than seven (7) Lodging Units offered to the public for compensation for transient or semi-transient accommodations, provided that such Dwelling Unit and accessory building are owned and operated by an individual person or persons, and that all such owner(s) shall occupy the Dwelling Unit. A bed and Breakfast Inn shall be subject to the provisions of Section III, paragraph 3.7.2 and 3.7.5 of this Ordinance."

- b) Amend Section IV striking "4.4.7 Maximum Number of Dwelling Units: The maximum number of dwelling units permitted in any multi-family dwelling shall be eight (8)." The paragraph conflicts with previous amendments that changed the maximum number of dwelling units allowed in any multi-family dwelling from eight (8) to twelve (12) or twenty-four (24), depending upon the zoning district.

- c) Amend Section VIII, Conservation Subdivisions, adding undefined terms, and a procedure to review phased developments and regional impacts. The amendment includes striking the formula approach, associated exceptions, and the requirement that multi-family buildings have ground-level living space. It also increases the density bonuses, incentives, and the maximum height allowed for multi-family buildings, and clarifies the review process, plan requirements, and related provisions found elsewhere, such as in the Subdivision Regulations.

Copies of the full text were available for public viewing in the Town Hall offices during regular business hours and can be found at www.hopkinton-nh.gov.

At this time, Mr. Sagris suggested adding the word, “by” to amendment (b), so that it reads “Amend Section IV by striking...” All members concurred.

With no further comments, Chairman Wilkey closed the public hearing portion of the meeting.

James Fredyma, seconded by Celeste Hemingson, moved the proposed amendments forward to the voters with the agreed upon non-substantive revision. Motion passed unanimously. Roll Call vote: Fredyma – yes, Hemingson – yes, Wells – yes, Sagris – yes, Dapice – yes, and Wilkey – yes.

IV. Public Hearing (Zoning Amendments). Seconded by Celeste Hemingson, Anna Wells moved to adjourn the meeting at 6:09 PM Motion passed unanimously. Roll Call vote: Fredyma – yes, Hemingson – yes, Wells – yes, Sagris – yes, Dapice – yes, and Wilkey – yes. The next regular scheduled meeting of the Board is Tuesday, February 8, 2022.

Karen Robertson
Planning Director