



Town of Hopkinton

Planning Department

330 Main Street, Hopkinton NH 03229-2627 - (603) 746-8243 – planzone@hopkinton-nh.gov

HOPKINTON PLANNING BOARD

MINUTES

FEBRUARY 8, 2022

Members present: Chair Michael Wilkey, Vice-Chair Celeste Hemingson, James Fredyma, Jane Bradstreet, Clarke Kidder, and Alternate Rob Dapice. 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. Due to the absence of regular members, Mr. Dapice sat as a voting member.

II. Roll Call. Kidder – present, Fredyma – present, Hemingson – present, Bradstreet – present, Dapice – yes, and Wilkey – present.

III. Review of Minutes and Notices of Decisions.

The Planning Board deferred review of the Minutes and Notices of Decisions to the March 15, 2022 meeting.

IV. Conceptual Consultations. There were no requests for consultations.

V. Applications/Public Hearings. There were no applications before the Board.

VI. Other Business.

a) Master Plan Update.

Michael Tardiff, Executive Director of the Central NH Regional Planning Commission (CNHRPC), advised that the Master Plan will initially consist of the following chapters: Vision, Housing, Economic Development, Transportation, and Existing/Future Land Use. In addition, associated maps will be included.

A draft Vision Chapter will be provided to Mrs. Robertson for review. Then, the Board will review the new Master Plan for errors or omissions before posting for public hearing.

The Board agreed, with the assistance of the CNHRPC, the Community Facilities, Implementation, and Conservation/Open Space chapters will be completed during the summer.

b) Rules of Procedure Revisions.

Minutes are subject to approval.

Mrs. Robertson will provide a draft of revisions to the Planning Board's Rules of Procedures. Revisions will include a process for determining whether developments meet the criteria for regional impact.

c) Zoning Amendments for Yr. 2023:

The Board agreed to establish working groups to draft revisions to the Wetlands Conservation District (Overlay) Ordinance and the Affordable Housing Innovative Land Use Control Ordinance. The Wetlands Working Group will consist of representation from the Planning Board, Conservation Commission, Economic Development Committee, Zoning Board of Adjustment, and a business owner. After a brief discussion, Chairman Wilkey agreed to represent the Planning Board.

The Planning Board agreed that the Workforce Housing Working Group would draft revisions to the Zoning Ordinance but had not fully discussed the representatives from various groups to be included in the process.

Mr. Dapice, in his capacity as the Executive Director/CEO of NH Housing Finance Authority, agreed to present information that would assist the Board in understanding more about affordable and workforce housing laws and the various types of developments.

VII. Adjournment. Chairman Wilkey **ADJOURNED** the meeting at 7:25 PM. The next scheduled meeting of the Planning Board will be at 6:00 PM on Tuesday, March 15, 2022

Karen Robertson
Planning Director