



Town of Hopkinton

Planning Department

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HOPKINTON PLANNING BOARD

MINUTES

MARCH 15, 2022

Members present: Chair Michael Wilkey, Vice-Chair Celeste Hemingson, James Fredyma, Clarke Kidder, Greg Sagris, and Alternate Rich Steele. 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. Steele sat as a voting member.

II. Roll Call. Kidder – present, Fredyma – present, Hemingson – present, Sagris – present, Steele – yes, and Wilkey – present.

Before proceeding, Chairman Wilkey stated that discussion on the Master Plan Update would be taken out of order.

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

IV. Other Business.

a) Master Plan Update – The Planning Board reviewed with Matt Monihan of the Central NH Regional Planning Commission (CNHRPC) final revisions to the following draft chapters of the Master Plan: Vision, Housing, Economic Development, Transportation, and Existing/Future Land Use. The CNHRPC will make the requested revisions for a public hearing in April or May.

V. Applications/Public Hearings.

#2022-02 T.F. Bernier, Inc. Three (3) lot subdivision of property owned by Robert Michael Livingston and Kevin Tomasko, located along Gould Hill Road and Old Stagecoach Road, Tax Map 240, Lot 54, R-2/R-4 districts.

On behalf of the owners, Jonathan Crowdes of T.F. Bernier, Inc. presented an application for subdivision of the 60-acre parcel. The purpose of the subdivision is to create two new single-family residential lots. One lot consists of 3.17-acres with 293.57 feet of frontage on the corner of Gould Hill Road and Old Stage Coach Road in the R-2 zoning district. The second lot consists of 3.037 acres and 350.71 feet of frontage along Old Stage Coach Road in the R-2 and R-4 districts. The remaining parcel will contain approximately 53.8 acres and 598.97 feet of frontage along Old Stage Coach Road in the R-3 district. A certified wetlands scientist delineated wetlands. There are no wetlands on the proposed new lots; however, there are wetlands on the remaining 53.8-acre lot.

Adopted: 04/12/2022.

The New Hampshire Department of Environmental Services granted subdivision approval.

The Applicant requested waivers from Subdivision Regulations Section 3.3.1(d), requiring surveyed exterior property lines showing bearings and distances and monument locations, and Section 3.3.2(a), requiring all boundary lines to be expressed in feet and decimals. The total parcel is approximately 60-acres. Requiring a complete survey of the remaining 53.8 acres would be a large undertaking.

Mr. Crowdes noted that the configuration of the 3.017-acre lot (Lot 54-1) was determined to not have the existing "maintenance easement area" on two separate lots.

A brief discussion ensued concerning the houses, wells, and septic systems on Lot 54-1 and Lot 54-2.

Clarke Kidder, seconded by Celeste Hemingson, moved to **ACCEPT** Application #2022-02 as complete and for consideration. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

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

Abutter Steve Lawrence of 305 Old Stage Coach Road inquired about the sideline setbacks for the R-2 and R-4 districts and the potential wells and septic systems on the new lots.

Abutter Alexandria Lawrence of 305 Old Stage Coach Road inquired about the location of the front property line and whether it was the stonewall shown on the plan. She then asked who owned the property from the road's edge to the stonewall. A brief discussion ensued concerning the likelihood that the area is owned by the Town or is an area in which the Town has the right to use for drainage as part of the maintenance of the road. Mrs. Lawrence then inquired whether the trees removed along Old Stage Coach Road were removed by the Town. Mrs. Robertson replied no, but noted that the property owner had received permission from the Department of Public Works to remove Town-owned trees when removing his trees.

Abutter Mary Ann Evers of 40 Gould Hill Road inquired about the process by which the Department of Public Works decides that trees are to be removed. In response, Mrs. Robertson recommended that Mrs. Evers speak with the Public Works Director.

Mrs. Evers recommended that when considering building on the lots, consideration be given to planting screening to retain the privacy and rural character of the road.

Mr. Lawrence discussed the potential driveway location along a slope in the road and the icy conditions of the road during the winter months. In response, Mrs. Robertson noted that a member of Public Works had viewed the driveway location and had given tentative approval.

Lastly, Mr. Lawrence inquired about what he believed to be vernal pools along the front of the remaining lot. In response, property owner Rob Livingston noted that a certified soils scientist had delineated the wetlands, and there were no vernal pools. At this time, it was noted that there are different types of vernal pools, and while there may be, at times, standing water, it does not necessarily mean that the area qualifies as a vernal pool.

Mr. Crowdes noted the potential areas for driveway access on the remaining lot. One area is near the lot line of Lot 54-2; however, the area has steep slopes and may require cut and fill. The second and most feasible location is utilizing the existing old woods road that crosses a wetland with stones. If the owner decides to utilize the old woods road, a Wetland Permit will be required.

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

Celeste Hemingson, seconded by Greg Sagris, moved to **APPROVE** waivers to Subdivision Regulations Sections 3.3.1(d) and 3.3.2(a). Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Celeste Hemingson, seconded by James Fredyma, moved to **APPROVE** Application #2022-02. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

VI. Review of Minutes and Notices of Decisions.

Celeste Hemingson, seconded by Rich Steele, moved to **APPROVE** the Minutes of January 11, 2022. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Celeste Hemingson, seconded by Clarke Kidder, moved to **APPROVE** the Notice of Decision of January 11, 2022. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Celeste Hemingson, seconded by Clarke Kidder, moved to **APPROVE** the Minutes of January 25, 2022. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

Celeste Hemingson, seconded by Rich Steele, moved to **APPROVE** the Minutes of February 8, 2022. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey).

VII. Other Business.

- a) Rules of Procedure Revisions – The Planning Director will provide a draft of revisions to the Planning Board's Rules of Procedures for discussion at the April 12, 2022 meeting.

- b) Workforce Housing – A brief discussion amongst the Board concerning affordable/workforce housing. Mrs. Robertson provided a handout of "New Hampshire's Workforce Housing Laws," dated December 2021, prepared for NH Housing by Mark Fougere and Karen White, providing "A 10-Year Retrospective on the Law's Impact on Local Zoning and Creating Workforce Housing."

VIII. Adjournment. Celeste Hemingson, seconded by Clarke Kidder, moved to **ADJOURN** at 7:24 PM. Motion carried in the affirmative (Kidder, Fredyma, Hemingson, Sagris, Steele, and Wilkey). The next scheduled meeting is at 6:00 PM on Tuesday, April 12, 2022.

Karen Robertson
Planning Director