



Town of Hopkinton

Planning Department

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

HOPKINTON PLANNING BOARD MINUTES JULY 12, 2022

Members present: Chair Michael Wilkey, Vice-Chair Celeste Hemingson, Ex-Officio Thomas Lipoma, Greg Sagris, and Jane Bradstreet. Members absent: Clarke Kidder, Rich Steele, Rob Dapice, and Timothy Britain. Staff present: Planning Director Karen Robertson.

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- I. **Call to Order.** Chairman Wilkey called the meeting to order at 5:38 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton.
 - II. **Roll Call.** Hemingson – present, Lipoma – present, Sagris – present, and Wilkey – present.
 - III. **Conceptual Consultations.** There were no conceptual consultations.
 - IV. **Applications/Public Hearings.**

#2022-05 Jennifer Kubat Lot Line Adjustment between Lot 50, shown on Tax Map 222, and Lot 1.6, shown on Tax Map 223, off Kearsarge Avenue, R-4 district.

Surveyor Dan Higginson addressed the Board, advising that Ms. Kubat's residence is located on Lot 50. The adjustment to the lot lines will increase the size of Lot 50 by .95 acres, leaving Lot 1.6 with 2.97 acres and 302.23 feet of frontage along Kearsarge Avenue. NH Department of Environmental Services approval for subdivision is pending.

Mr. Higginson requested waivers from requirements in the Subdivision Regulations and Wetlands Overlay Ordinance.

- 3.3.1(b) natural features, water bodies, tree lines, vegetation, topography, etc.
- 3.3.1(c) contours,
- 3.3.1(d) surveyed exterior lines for Lot 50 (see plan #4022, dated 5/1/75),
- 3.3.1(h) soil locations,
- 3.3.1(g) location and size of utilities serving Lot 50, and
- 12.4 delineation of wetlands (see plan prepared by Provan & Lorber, Inc. as part of the Hopkinton Woods subdivision).

Celeste Hemingson, seconded by Greg Sagris, moved to **ACCEPT** the application for consideration and as complete. Motion carried in the affirmative (Hemingson, Lipoma, Sagris, and Wilkey).

Chairman Wilkey opened and closed the public hearing portion of the meeting as no one was present.

Greg Sagris, seconded by Celeste Hemingson, moved to **APPROVE** the requested waivers. Motion carried in the affirmative (Hemingson, Lipoma, Sagris, and Wilkey).

Greg Sagris, seconded by Celeste Hemingson, moved to **APPROVE** Application #2022-05 as presented. Motion carried in the affirmative (Hemingson, Lipoma, Sagris, and Wilkey).

Jane Bradstreet joined the meeting at 5:45 PM.

V. Review of Meeting Minutes of June 14, 2022.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** the Minutes of June 14, 2022. Motion carried in the affirmative (Hemingson, Lipoma, Sagris, Bradstreet, and Wilkey).

VI. Other Business.

- a) Rules of Procedure (Draft) – Review deferred to the August 9, 2022, meeting.
- b) Wetlands Overlay Ordinance (Update) – Chairman Wilkey explained that the Working Group had met once to discuss possible revisions briefly. The group will continue to meet and decide whether to recommend revisions to the Planning Board.
- c) Zoning Amendments 2023 – Mrs. Robertson will provide a calendar outlining a timeline for meetings and hearings.

VII. Adjournment. Celeste Hemingson, seconded by Greg Sagris, moved to **ADJOURN** the meeting at 7:05 PM. Motion carried in the affirmative (Hemingson, Lipoma, Sagris, Bradstreet, and Wilkey). The next scheduled meeting is 5:30 PM on Tuesday, August 9, 2022.

Karen Robertson
Planning Director

