



Town of Hopkinton Planning Department

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HOPKINTON ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION DECEMBER 7, 2021

Notice is hereby given that the Hopkinton Zoning Board of Adjustment met on Tuesday, December 7, 2021, at 5:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton. Members present: Acting-Chairman Thomas Lipoma, Jessica Scheinman (remotely), Eric Buck, Kristen Cummings, and Seth Greenblott (remotely). Staff present: Planning Director Karen Robertson. The Board made the following decision(s):

Before proceeding, a motion made by Mrs. Cummings, seconded by Mr. Buck, allowed Jessica Scheinman and Seth Greenblott to join the meeting remotely. Motion passed unanimously by Roll Call vote: Cummings – yes, Lipoma – yes, and Buck – yes.

I. Applications.

#2021-11 Sam Durfee Special Exception from Zoning Ordinance Table of Uses 3.6.H.15 and 3.7.3 to allow a blacksmith shop as a home business at 98 Park Avenue, Tax Map 101, Lot 65, R-1 district.

Eric Buck, seconded by Kristen Cummings, moved to **APPROVE** Application #2021-11 as presented. Motion passed unanimously by Roll Call vote: Cummings – yes, Lipoma – yes, Buck – yes, Greenblott – yes, and Scheinman – yes. All criteria for a Special Exception outlined in Section XV of the Zoning Ordinance were satisfied.

Reasons for approval:

- 1) Special Exception permits a home business according to Zoning Ordinance Table of Uses 3.6.H.15 and 3.7.3.
- 2) There would be no hazard to the public or adjacent property because of potential fire, explosion, or release of toxic materials. The Applicant represented that the barn will have a concrete floor to eliminate the risk of fire from particles of hot metal falling on the floor. Additionally, the chimney for the forge would comply with all fire codes.
- 3) The proposed home business would not be detrimental to property values or change the neighborhood's essential characteristics. The Applicant represented that there would be negligible noise as all work would occur in the barn. Furthermore, there would be no outside storage associated with the home business.
- 4) There would be no significant increase in traffic as the Applicant anticipates most visits by appointment.

Notice of Decision is subject to review and approval.

- 5) The Board agreed that the home business would not cause excessive demand for municipal services.
- 6) There would be no additional structures or changes in the impervious surface related to the proposed home business; therefore, there would be no significant increase in stormwater runoff.
- 7) For reasons given by the Applicant in answering the criterion for a Special Exception, the location is appropriate for the proposed use.
- 8) Based on representations by the Applicant that there is adequate vegetative screening and that the home business would take place within the barn, it is anticipated that there would be no detrimental effect to the health and safety of the residents in the area.
- 9) The proposed home business would be in the public interest and the spirit of the Ordinance for reasons given by the Applicant in answering the criterion for a Special Exception, which included proximity to downtown and Colonial Village Plaza, and references in the Master Plan on the preservation of the Town's historic character.

II. Minutes and Notice of Decision of October 5, 2021. Eric Buck, seconded by Kristen Cummings, moved to approve the Minutes and Notice of Decision pending correction to references to "486 feet of non-contiguous frontage." Motion passed by Roll Call vote: Cummings – yes, Lipoma – yes, Buck – yes, Greenblott – abstain, and Scheinman – yes.

III. Adjournment. Kristen Cummings, seconded by Seth Greenblott, moved to adjourn the meeting at 6:00 PM. Motion passed unanimously by Roll Call vote: Cummings – yes, Lipoma – yes, Buck – yes, Greenblott – yes, and Scheinman – yes. The next scheduled meeting is Tuesday, January 4, 2022.

Karen Robertson
Planning Director

Ordinance §15.10. "Representations made at the public hearing or material submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking, or uses which are subject to regulations pursuant to subsection 15.8.2 or 15.8.3 shall be deemed conditions upon such special exception or variance."