



# Town of Hopkinton

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330 Main Street • Hopkinton, New Hampshire 03229 • [www.hopkinton-nh.gov](http://www.hopkinton-nh.gov)  
Tel: 603-746-3170 Fax: 603-746-3049

## HOPKINTON PLANNING BOARD PUBLIC NOTICE - AGENDA JANUARY 15, 2019

Notice is hereby given that the **Hopkinton Planning Board** will meet on Tuesday, January 15, 2019, at 6:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH, to review and take action on the following:

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- I. **Call to Order** (Determine quorum, review attendance of regular members and seating of alternate members).
  - II. **Approval of Meeting Minutes and Notice of Decision of December 11, 2018.**
  - III. **Conceptual Consultations.**
  - IV. **Master Plan Transportation Chapter.**
  - V. **Public Hearing** – Planning Board to hold a public hearing on proposed amendments to the Hopkinton Zoning Ordinance. A complete text of the proposed amendments is available at Town Hall and on the Town's website [www.hopkinton-nh.gov](http://www.hopkinton-nh.gov).
    - a) Amend Section III Establishment of Districts and Uses, **3.12 Accessory Dwelling Units (ADU)** to allow a detached ADU provided the property owner agrees to and demonstrates compliance with conditions.
    - b) Amend Section III Establishment of Districts and Uses, inserting **3.13 Solar Energy Systems Ordinance** that will accommodate solar energy systems, while considering the impacts and benefits of siting solar in Hopkinton.
    - c) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.D.7 Primary Agriculture Solar Energy System** as a use requiring a Conditional Use Permit in all zoning districts.
    - d) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.F.21 Commercial Solar** as a use requiring a Conditional Use Permit in all zoning districts.
    - e) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.H.20 Accessory Residential Solar Energy System** as a use permitted in all zoning districts.

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*The Planning Board reserves the right to adjourn the meeting/public hearing at 9:30 PM. All remaining agenda items will be rescheduled for review at the Planning Board's next scheduled meeting/public hearing.*

- f) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.H.21 Accessory Agricultural Solar Energy System** as a use permitted in all zoning districts.
- g) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.H.22 Accessory Commercial Solar Energy System** as a use requiring a Conditional Use Permit in all zoning districts.
- h) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.H.23 Shared Solar Energy System** as a use requiring a Conditional Use Permit in all zoning districts.
- i) Amend Section III Establishment of Districts and Uses, 3.6 Use Regulations, inserting **3.6.1(e) Uses authorized by Conditional Use Permit**. Uses denoted by the letter “C” in the Table of Uses shall obtain a Conditional Use Permit from the Planning Board. A Conditional Use Permit may not establish a use specifically prohibited by this Ordinance.
- j) Amend Section II Definitions, inserting **2.1.C.4.a Conditional Use Permit**: A conditional method to permit uses that are consistent with the intent of the underlying zoning district, as indicated by the Table of Uses in Section III or as otherwise indicated in this Ordinance. A Conditional Use Permit shall be administered by the Planning Board, pursuant to RSA 674:21, to ensure that conditional use opportunities do not adversely impact neighboring properties, and are consistent with the health, safety and welfare of the public.

## VI. Other Business.

## VII. Adjournment.