



Town of Hopkinton

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HOPKINTON PLANNING BOARD

MINUTES

August 14, 2018

The Hopkinton Planning Board met on Tuesday, August 14, 2018 at 6:30 PM in the Town Hall. Members present: Chairman Bruce Ellsworth, Vice-Chairman Michael Wilkey, Celeste Hemingson, Richard Steele, and James Fredyma. Members absent: Ex-Officio Sabrina Dunlap, Jane Bradstreet, Alternate Timothy Britain, and Alternate Clarke Kidder. Planning Director Karen Robertson was absent.

Chairman Ellsworth declared a quorum present and all members would be voting.

I. Review of the Minutes and Notice of Decision of June 12, 2018, and Minutes of July 10, 2018

Michael Wilkey, seconded by Celeste Hemingson, moved to APPROVE the Minutes of June 12, 2018, as presented. Motion carried unanimously in favor (Ellsworth, Wilkey, Hemingson, Steele, and Fredyma).

James Fredyma, seconded by Richard Steele, moved to APPROVE the Notice of Decision of June 12, 2018 as presented. Motion carried unanimously in favor (Ellsworth, Wilkey, Hemingson, Steele, and Fredyma).

James Fredyma, seconded by Celeste Hemingson, moved to APPROVE the Minutes of July 10, 2018, as presented. Motion carried unanimously in favor (Ellsworth, Wilkey, Hemingson, Steele, and Fredyma).

II. Conceptual Consultations.

Keith Livermore sought guidance on a lot line adjustment for property that he, his wife, Peter Smith and his wife own jointly in Webster and Hopkinton. They own two adjoining lots with frontage on Dustin Road, Webster and back acreage in Hopkinton. One lot of approximately 5 acres and the second lot of approximately 23 acres will be combined and a new lot line will result in two approximately 14 acre lots. Both existing lots meet Webster's residential house lot size and road frontage requirements. Webster has approved building permits on both existing lots and the Smiths have begun construction. The Livermores and Smiths described this plan as they retirement homes. The Livermores and Smiths will be requesting approval of the lot line adjustment from the Webster Planning Board on Thursday, August 16, 2018. Chairman Ellsworth recommended they seek similar approval from the Hopkinton Planning Board at its next regular meeting, presuming Webster approves their request.

Adopted: 09/11/2018

III. Applications.

#2018-6, Higginson Land Services on behalf of Loren Clement and Shawn McCluskey, requesting a lot line adjustment of properties owned by Loren and Holly Clement and Shawn McCluskey, 76 and 86 Maple Street in the VR-1 district, Tax Map 102, Lots 42 and 43.

Dan Higginson of Higginson Land Services, 76 Patterson Hill Road, Henniker, presented on behalf of the owners. This request is similar to a previous request approved by the Hopkinton Planning Board at the June 12, 2018 meeting for a lot line adjustment on the southern property boundary. This request is for the northern property boundary. If approved, it will enable further approval of a building permit for an addition to the Clement residence.

After a brief discussion, and upon a motion by Michael Wilkey, seconded by Celeste Hemingson, move to **ACCEPT** Application #2018-06 as complete and for consideration. Motion carried unanimously in favor (Ellsworth, Wilkey, Hemingson, Steele, and Fredyma).

Chairman Ellsworth asked if there was any Public Comment about the proposal. There was none.

There being no further discussion, Michael Wilkey, seconded by Celeste Hemingson, moved to **APPROVE** Application #2018-06, the lot line adjustment, as presented. Motion carried unanimously in favor (Ellsworth, Wilkey, Hemingson, Steele, and Fredyma).

#2018-7 River House Properties, LLC, requesting Site Plan Review for the five (5) residential units on property at 1966 Maple Street in the M-1 district, Tax Map 210 Lots 18 and 26.

Michael J. Hammer, Meridian Land Services, Inc., PO Box 118, Milford, NH appeared on behalf of River House Properties, LLC. Peter Grenier, a principal of River House Properties, LLC, was present.

Mr. Hammer reviewed the proposal for the Board. Most of the discussion focused on the access to and egress from the property from Maple Street and West Hopkinton Bridge Road, and whether it should be clockwise or counterclockwise around the building, with some board members expressing concern about one option or the other. Mr. Hammer indicated the access to Maple Street met sight distance requirements, while the egress to West Hopkinton Bridge Road/un-named paved road directly in front of the building did not. The egress point is limited to a ten mile-an-hour speed limit and minimal traffic, making it a more desirable egress, and closer to the parking area. The Town Director of Public Works, by e-mail, expressed concern about the egress, calling it dangerous and suggesting an alternative be suggested. He did not, however offer any suggestions to the owner's representative. Mr. Hammer described access from Maple Street and egress to West Hopkinton Bridge Road/un-named paved road directly in front of the building as a better choice than the reverse access and egress option.

Some Board members commented about follow-up with the Road Agent and Fire Department about access and egress to the building.

Mr. Hammer was asked about exterior lighting. Mr. Hammer and Mr. Grenier responded they did not plan any additional changes to present lighting, only a replacement of the existing fixtures. Mr. Hammer was reminded to review the Town ordinance to ensure compliance.

After a brief discussion, and upon a motion by James Fredyma, seconded by Richard Steele, move to **ACCEPT** Application #2018-07 as complete and for consideration. Motion carried unanimously in favor (Ellsworth, Wilkey, Hemingson, Steele, and Fredyma).

Chairman Ellsworth asked if there was any Public Comment about the proposal. Mr. Mark Dell'Orfano, representing The Bedford Corporation, an abutter, spoke. He referred to the Zoning Board approval and the Town's master plan. Mr. Dell'Orfano described the proposal as a "good project" and urged favorable consideration.

There being no further discussion, James Fredyma, seconded by Richard Steele, moved to **APPROVE** Application #2018-07, site plan review, conditioned upon a final agreement with the Director of Public Works concerning whether the driveway access and egress shall be counterclockwise or clockwise around the building. Motion carried unanimously in favor (Ellsworth, Wilkey, Hemingson, Steele, and Fredyma).

IV. Other business.

There was no other business.

V. Adjournment.

Chairman Ellsworth declared the meeting ADJOURNED at 7:30 PM. The next regularly scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, September 11, 2018 Hopkinton Town Hall.

James Fredyma
(Acting Secretary)