



Town of Hopkinton

Planning Department

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HOPKINTON PLANNING BOARD

MINUTES

FEBRUARY 19, 2020

Members present: Ex-Officio Anna Wells, James Fredyma, Celeste Hemingson, Richard Steele, and Alternate Gregory Sagris. Absent: Chairman Bruce Ellsworth, Vice Chairman Michael Wilkey Jane Bradstreet, and Alternates Timothy Britain and Clarke Kidder. Staff present: Planning Director Karen Robertson.

- I. **Call to Order.** Acting Chairperson Celeste Hemingson called the meeting to order at 6:00 PM in the Hopkinton Town Hall. Due to the absence of regular members, Alternate Greg Sagris was designated as a voting member.
- II. **Review of the Meeting Minutes and Notice of Decision of December 10, 2019, January 14, 2020, and January 28, 2020.**

Anna Wells, seconded by James Fredyma, moved to **APPROVE** the Minutes of December 10, 2019, as presented. Motion carried unanimously in the affirmative (Wells, Fredyma, Steele, Sagris, and Hemingson).

Anna Wells, seconded by James Fredyma, moved to **APPROVE** the Notice of Decision of December 10, 2019, as presented. Motion carried unanimously in the affirmative (Wells, Fredyma, Steele, Sagris, and Hemingson).

James Fredyma, seconded by Anna Wells, moved to **APPROVE** the Minutes of January 14, 2020, as presented. Motion carried unanimously in the affirmative (Wells, Fredyma, Steele, Sagris, and Hemingson).

Rich Steele, seconded by James Fredyma, moved to **APPROVE** the Notice of Decision of January 14, 2020, as presented. Motion carried unanimously in the affirmative (Wells, Fredyma, Steele, Sagris, and Hemingson).

James Fredyma, seconded by Rich Steele, moved to **APPROVE** the Minutes of January 28, 2020, as presented. Motion carried unanimously in the affirmative (Wells, Fredyma, Steele, Sagris, and Hemingson).

III. **Applications.**

Site Plan Review #2020-02, Brian Cressy on behalf of Firepoint Properties, LLC, addressed the Planning Board for site plan approval for the operation of a service establishment (barbershop/hairdresser) at 12 Maple Street in the VB-1 (Village Commercial) district, Tax Map 101, Lot 8.

Adopted: 03/17/2020

Mr. Cressy will lease the first floor of the building to Tim Farmer, who will operate the barbershop having three (3) chairs. Mr. Farmer indicated that the business will comply with all State regulations.

Rich Steele, seconded by Greg Sagris, moved to **ACCEPT** Application #2020-02 as complete and for consideration. Motion carried unanimously in the affirmative (Wells, Fredyma, Steele, Sagris, and Hemingson).

Discussion ensued concerning onsite and offsite parking. The plan presented shows that the two (2) parking spaces in front of the building are on-street parking as they are located within the State right-of-way. Mr. Cressy explained how, in the past, the parking in front of the building had been used by customers and by others in the Village. It was noted that, currently, there are two (2) onsite parking spaces located behind the building.

Mrs. Wells indicated that the Ordinance requires four (4) parking spaces, two (2) for the apartment on the second floor, and two (2) for the barbershop. According to Zoning Ordinance sections 6.1 and 6.2, the Planning Board can waive the number of onsite parking spaces provided that there is offsite parking available within 500 feet of the premises.

Mr. Fredyma inquired about the proposed signage and lighting of the premises. In response, Mr. Farmer said that he intends to use an existing rod iron post to hang a 32" x 32" sign. In addition to the hanging sign, letters will be placed on the door window, giving the name of the business and hours of operation. Mrs. Robertson noted that a Sign Permit will be required.

In response to the inquiry concerning lighting, Mr. Cressy noted that he had replaced the spotlights on the front of the building with gooseneck lighting that is directed downward.

Mrs. Hemingson opened the public hearing portion of the meeting.

Abutter Kristen Labarr of 25 Cedar Street informed the Board that she had received a permit to operate a barbershop/hair salon, which will open in April, pending final approval by the State. The property had previously been used for the same and was; therefore, the use was grandfathered.

Greg Sagris, seconded by Rich Steele, moved to **WAIVE** the landscaping requirements in sections VII of the Site Plan Review Regulations. The location of the building, retaining wall, accessway, and the proximity of the street right-of-way precludes the installation of landscaping. Motion carried unanimously in the affirmative (Wells, Fredyma, Steele, Sagris, and Hemingson).

Anna Wells, seconded by Jim Fredyma, moved to **WAIVE** the on-premise parking requirements for two (2) of the four (4) parking spaces as per sections 6.1 and 6.2 of the Zoning Ordinance since off-street parking is available within 500 feet of the premises. The configuration of the building and lot precludes the installation of additional on-premise parking. Motion carried unanimously in the affirmative (Wells, Fredyma, Steele, Sagris, and Hemingson).

Greg Sagris, seconded by Rich Steele, moved to **APPROVE** Application #2020-02 as presented. Motion carried unanimously in the affirmative (Wells, Fredyma, Steele, Sagris, and Hemingson).

IV. Other Business.

- a) The Planning Board viewed a sample of March 10, 2020, ballot listing zoning amendments for 2020.
- b) Mrs. Robertson reported that the Master Plan community survey would go out soon. The Board agreed that by the end of June 2020, the final draft of the Master Plan will be available.
- c) Mrs. Wells reported that the Town Meeting Warrant includes an amendment that is clarifying language for the Hart's Corner TIF (Tax Increment Finance) district. The amendment clarifies that development in the district may consist of multi-family housing.

Mrs. Wells noted that tomorrow, the joint Hopkinton and Henniker Economic Development Committee is to meet with a representative from NHDOT will be present to discuss improvements to the intersection at Routes 202/9 and 127. The meeting is scheduled for 6:00 PM in the Town Hall. All are welcome to attend.

- V. Adjournment.** Greg Sagris, seconded by Rich Steele, moved to ADJOURN the meeting at 6:40 PM. Motion carried unanimously in the affirmative (Wells, Fredyma, Steele, Sagris, and Hemingson). The next regular scheduled meeting of the Planning Board is at 6:00 PM on Tuesday, March 17, 2020, at the Hopkinton Town Hall.

Karen Robertson
Planning Director