



Town of Hopkinton

Planning Department

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

HOPKINTON PLANNING BOARD

MINUTES

MARCH 17, 2020

Members present (Town Hall): Chairman Bruce Ellsworth, James Fredyma, Michael Wilkey. Members present (via Zoom): Ex-Officio Anna Wells, and Alternates Clarke Kidder and Gregory Sagris. Members absent: Jane Bradstreet, Rich Steele, Celeste Hemingson, and Alternate Timothy Britain. Staff present: Planning Director Karen Robertson.

I. Call to Order. Chairman Ellsworth called the meeting to order and introduced members of the Board. Chairman Ellsworth noted that due to the State of Emergency declared by the Governor, the meeting is considered an “Emergency Meeting” as only three (3) members are present at Town Hall, and three (3) members are participating via Zoom.

II. Review of Meeting Minutes and Notice of Decision of December 10, 2019, and January 14, January 28, and February 19, 2020.

Michael Wilkey, seconded by James Fredyma, moved to **APPROVE** the Minutes of December 10, 2019, and January 14, and January 28, 2020, as presented. Motion carried unanimously in the affirmative (Wells, Fredyma, Wilkey, Kidder, Sagris, and Ellsworth).

Clarke Kidder, seconded by James Fredyma, moved to **APPROVE** the Minutes of February 19, 2020, as presented. Motion carried unanimously in the affirmative (Wells, Fredyma, Wilkey, Kidder, Sagris, and Ellsworth).

James Fredyma, seconded by Michael Wilkey, moved to **APPROVE** the Notice of Decision of February 19, 2020, as presented. Motion carried unanimously in the affirmative (Wells, Fredyma, Wilkey, Kidder, Sagris, and Ellsworth).

III. Conceptual Consultations. There were no conceptual consultations.

IV. Applications.

Site Plan Review #2020-03, Earle & Cathy Chesley, owners of Lots 12 and 13, shown on Tax Map 242, located at 833 Penacook Road in the R-4 (Residential/Agricultural) district. The Applicant proposes an annexation and subdivision, creating three (3) lots.

Earle Chesley presented plans of the proposed annexation and subdivision, noting that the proposed new lots meet the acreage and frontage requirements for the R-4 district.

Adopted: 04/14/2020.

Michael Wilkey, seconded by James Fredyma, moved to **ACCEPT** Application #2020-03 as complete and for consideration. Motion carried unanimously in the affirmative (Wells, Fredyma, Wilkey, Kidder, Sagris, and Ellsworth).

Chairman Ellsworth opened the public portion of the meeting.

Ronald Klemarczyk addressed the Board representing the Open Space Committee and Conservation Commission. Mr. Klemarczyk noted that the Master Plan recognizes the Contoocook River as a primary natural resource and as a prime agricultural area that should be preserved.

In 2002, the Town obtained an easement from Bohanan Farm, which is located on the other side of the river. Mr. Klemarczyk stated that in continuing the Town's efforts to preserve the river, the Open Space Committee had entered Purchase and Sales Agreement with the Chesley's for the purchase of the 5.71-acres of riverfront, known as Lot 13 on the subdivision plan.

There being no further public testimony, the public hearing portion of the meeting was closed.

Michael Wilkey, seconded by James Fredyma, moved to **APPROVE** Application #2020-03 as presented. Motion carried unanimously in the affirmative (Wells, Fredyma, Wilkey, Kidder, Sagris, and Ellsworth).

V. Other Business.

- a) Chairman Ellsworth noted that the Residents passed all zoning amendments.
- b) Mrs. Robertson reported that the number of respondents to the Master Plan community survey more than expected. The survey results will be available for the April 14, 2020 meeting.

VI. Adjournment. The meeting adjourned at 6:30 PM. The next regular scheduled meeting of the Planning Board is tentatively scheduled for 6:00 PM on Tuesday, April 14, 2020.

Karen Robertson
Planning Director