



Town of Hopkinton

Planning Department

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HOPKINTON PLANNING BOARD MINUTES JANUARY 14, 2020

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

I. Call to Order. Chairman Bruce Ellsworth called the meeting to order at 6:00 PM in the Hopkinton Town Hall. Due to the absence of regular members, Alternate Clarke Kidder was designated as a voting member.

II. Review of the Minutes of December 10, 2019.

Review of the Minutes was deferred to the February 19, 2020 meeting.

III. Conceptual Consultations.

Julie Voisin, owner of the property at 633 Maple Street, and Eric Buck of Terrain Planning and Design presented conceptual plans showing the relocation of the existing detached cottage, construction of a new building, and the addition and reorientation of parking spaces. Presently, the property consists of twelve (12) commercial rental units, associated parking, and a detached cottage and barn.

Mr. Buck discussed the existing and proposed parking, along with the anticipated new construction of approximately 6,500 SF of rental space. All site work will include meeting landscaping and lighting standards. The anticipated types of new tenants include doctors, dentists, insurance agents, offices, and possibly an art studio or gallery.

Following review, the Board recommended that all landscaping, lighting, traffic, signage, duration of business hours, and setbacks should be addressed at the time of submittal of a formal application. While it was recommended that consideration be given to relocating the parking behind the buildings, it was understood that it would not be possible as there is an existing leach field in that location.

Lastly, Mrs. Hemingson noted, in the past, the Board has been flexible in allowing gravel rather than paved parking to prevent excessive run-off.

IV. Applications.

Subject to review and approval.

Site Plan Review Approval Amendment #2020-01, Dan Pendleton, and Mike Rix of Skytrans Manufacturing, LLC, presented a revised site plan of property owned by Skyfair Inc. The property is located at 106 Burnham Intervale Road in the M-1 (Industrial) district, shown on Tax Map 221, Lot 18. The request is for an amendment to the site plan approved by the Planning Board on October 14, 2003, to expand the outside equipment storage area.

Mr. Pendleton explained how the business has grown since 2003. As a result, in 2016, the trees in the rear of the property were cleared so to allow space for added outside storage. Where practical, from abutting property, a 25-foot buffer had been left. Also, adjacent to the buffer is a 10-15-foot-wide gravel accessway along the perimeter of the property that is used to access stored equipment. While Mr. Pendleton does not envision utilizing the entire property, he wanted the ability to do so, if needed. The equipment storage will be organized in piles and rows so that it can be easily accessible. Periodically, the equipment will be moved so that the area can be mowed.

Discussion ensued concerning differences from the 2003 and 2020 site plan. Mr. Pendleton clarified that the accessway would remain unpaved and, again, that it will be used to access the equipment and to access the rear of the property for mowing.

Mrs. Wells questioned whether the equipment would have gas or oil stored in it. Mr. Pendleton responded by explaining that his business manufactures and restores ski lifts and rides. He noted that there are large gearboxes that have a very small amount of oil.

Currently, the equipment consists of rows of towers that range from 15-45 feet long. All shim wheels are stacked to keep them off the ground. There is a 20-foot aisle between rows, and there are no plans for lighting.

Michael Wilkey, seconded by Anna Wells, moved to **ACCEPT** Application #2020-01 as complete and for consideration. Motion carried unanimously in the affirmative (Wilkey, Fredyma, Wells, Hemingson, Bradstreet, Kidder, and Ellsworth).

Chairman Ellsworth opened the public hearing portion of the meeting.

Abutter Jonathan Duquette of 88 Burnham Intervale Road asked whether there will be additional activity behind his property. Mr. Pendleton did not anticipate it; however, he noted that he would be moving equipment periodically and mowing in the area.

Abutter Byron Carr of 191 Burnham Intervale Road recalled during the 2003 approval that the visual buffer was to remain; however, the trees had since been removed. He asked that the stumps, from the clearing, be removed from along the southern property line. Mr. Carr suggested that eliminating the stumps would allow for a vegetated buffer to grow in the area.

Mr. Carr then questioned whether the property meets the M-1 district's 30 percent open space requirement. He also noted that the setback listed on the plan is inaccurate. Lastly, asked whether there is lead paint on the equipment, and if when using the shot blaster, there are preventative measures in place so to avoid run-off.

In response to the comments and concerns raised by Mr. Carr, Mr. Pendleton stated that he had intended for the stumps to decay and to then till the material back into the field. While he had not meant to plant a vegetated buffer, he was willing to work with Mr. Carr in addressing his concerns, including the planting of pines during the Spring. Mr. Carr then suggested that if the stumps were removed, a natural vegetation buffer may grow in the area.

Chairman Ellsworth inquired about a reference on the plan of a 10-foot setback. In response, Mr. Pendleton said that he had tried to retain a 25-foot vegetated buffer to the property lines, and if you include the accessway around the perimeter of the property, it will result in 40-feet of undisturbed area.

Lastly, Chairman Ellsworth inquired about the status of the operation of the shot blaster. In response, Mr. Pendleton stated that some equipment had been installed; however, it is not functional. While there is, on occasion, sandblasting, it to prepare new steel for painting. Any steel that is already painted that needs cleaning or refinishing; the work is subcontracted to a company in Bow.

Mrs. Well asked whether the proposal must meet the provisions of Zoning Ordinance section 5.6 Open Storage, which requires that all materials be subject to screening. Mrs. Robertson replied, yes.

At this time, the Board discussed the Zoning Ordinance definition (2.1.O.1) for Open Space, and Table 4.2, which requires 30 percent of open space on a lot within the M-1 district. The Board considered whether the isles between the rows of equipment could be regarded as open space, and whether the location of open space could vary from time to time as the Applicant moves the equipment. Following discussion, the Board agreed that 30 percent of open space could be rotating due to the equipment being relocated from time to time.

Michael Wilkey, seconded by Celeste Hemingson, moved to **TABLE** Application #2020-01 to allow the following:

- 1) The Applicant time to provide information concerning the vegetated buffer.
- 2) The Applicant an opportunity to meet with the abutter to discuss concerns raised, and
- 3) The Applicant time to revise the site plan designating an area of 30 percent open space.

With seven members voting, three voted in favor (Wilkey, Hemingson, and Kidder), and four voted in opposition (Fredyma, Wells, Bradstreet, and Ellsworth). The motion failed.

Anna Wells, seconded by James Fredyma, moved to **APPROVE** Application #2020-01 with the condition that a vegetated buffer, whether natural or planted, exists along the perimeter of the property. Such buffer should be in accordance with the provisions of Site Plan Review Regulations 7.2, Side and Rear Yard Landscape Standards, and meet the requirements Zoning ordinance 5.6, Open Storage in the Industrial (M-1) Zone. Motion carried unanimously in the affirmative (Wilkey, Fredyma, Wells, Hemingson, Bradstreet, Kidder, and Ellsworth).

Subdivision #2020-02, T.F. Bernier, Inc. on behalf of Bruce W. Gamsby and Jill C. Crane, owners of Tax Map 208, Lot 98, located at 913 Pine Street in the R-2 (Medium Density Residential) R-2 and M-1 (Industrial) district. The Applicant proposes a two (2) lot subdivision, creating one (1) new lot.

The property consists of 22-acres with an existing house, barn, garage, and approved kennel. The proposal is to subdivide off the house, garage, and barn with five (5) acres and to create a new lot consisting of 17 acres. The new lot will include the existing kennel and a proposed new residence. While there are no plans for a new driveway access off Pine Street as it is anticipated that the current driveway will serve both lots, potential owners of the existing residence may want a separate driveway.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **ACCEPT** Application #2020-02 as complete and for consideration. Motion carried unanimously in the affirmative (Wilkey, Fredyma, Wells, Hemingson, Bradstreet, Kidder, and Ellsworth).

Abutter Matt Boyle of 995 Pine Street inquired about further subdivision of the property and the size of the proposed new residence. Mr. Gamsby responded that he had no plans for further development, and estimated the size of the new residence to be 1,000 SF. Lastly, Mr. Boyle noted that he has never heard the dogs from the kennel.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** Application #2020-02 as presented. Motion carried unanimously in the affirmative (Wilkey, Fredyma, Wells, Hemingson, Bradstreet, Kidder, and Ellsworth).

V. Other Business.

- (a) On behalf of the Municipal Technical Assistance Grant (MTAG) group Jeff Donohoe presented a PowerPoint presentation of recommended proposed zoning amendments concerning what is known as Hart's Corner, located near the Henniker/Hopkinton Town Line, along Maple Street (Route 127) and Route 202/9. The property in question is shown on Tax Map 210 as Lot 3 and Tax Map 211 as Lots 7, 8, 9, and 9.01. The proposal is to rezone the area from M-1 (Industrial) to B-1 (Commercial), and to insert a new Zoning Ordinance Section

XIX entitle Commerce and Community Overlay District (CCOD), which will serve as an overlay district for the area. See attached addendum.

Following the presentation, the Planning Board agreed to hold a public hearing concerning all proposed zoning amendments. A hearing is scheduled for 6:00 PM on Tuesday, January 28, 2020, in the Hopkinton Town Hall.

- (b) Master Plan Update – Mrs. Robertson reported that the community survey should be available within the week for the Board’s final review.

VI. Adjournment. The meeting adjourned at 8:25 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:00 PM on Tuesday, February 19, 2020, at the Hopkinton Town Hall.

Karen Robertson
Planning Director