



Town of Hopkinton

Planning Department

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HOPKINTON PLANNING BOARD

MINUTES

OCTOBER 20, 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 Greg Sagris. Members absent: Rich Steele and Timothy Britain. Staff present: Planning Director Karen Robertson.

- I. **Call to Order.** Chairman Ellsworth called the meeting to order at 6:00 PM. He explained that due to the COVID-19/Coronavirus crisis and per Governor Sununu's Emergency Order #12, under Executive Order 2020-04, the Planning Board is authorized to meet electronically.

A roll call was taken with all members announcing that there was no one else in the room with them at the time.

- II. **Master Plan Update.** Michael Tardiff, Executive Director for the Central NH Regional Planning Commission ...
- III. **Review of Meeting Minutes and Notices of Decisions of September 15, 2020, was deferred to the November 10, 2020 meeting.**
- IV. **Conceptual Consultations.** There were no conceptual consultations.
- V. **Applications.**

#2020-14 Innovative Analytical for Site Plan Review to manufacture laboratory-scale water filtration equipment and associated filters on property owned by 633 Maple LLC, located at 633 Maple Street, M-1 district, Tax Map 227, Lot 44.

Devin Dinnean, the owner of Innovative Analytical, explained the manufacture of the small water filters is for use within the filtration equipment. The filters are typically two- and one-half inches wide and one-eighth of an inch thick. The filters will be used to test drinking or wastewater by commercial labs, government agencies, or manufacturing facilities. All water testing performed by the labs will be in accordance U.S. Environmental Protection Agency (EPA) standards. The purpose of the tests is to find contaminants in water, such as pesticides, gasoline, or fuel oil.

Assembly of equipment will include assembling valves, machined plastic parts, tubing, and a rack system. Once the equipment is assembled, it will be tested by filtering reserve osmosis water. The process will generate wastewater that contains one to two percent ethyl alcohol and less than 0.1% sodium chloride (table salt). The water will be collected in a 100-gallon tank that will be located inside the building. Once full, the water will be

Subject to review and approval.

disposed of off-site at the Concord Wastewater Treatment facility. While the filters' quality testing using ethyl acetate and acetone will generate solvent waste, the waste will be disposed of by a licensed company. Mr. Dinnean noted that the solvents used are common household chemicals that will be stored in a flammable storage safety cabinet.

Chairman Ellsworth asked whether a State agency oversees the work. Mr. Dinnean replied no, saying that he wasn't aware of such an agency and noted that he had discussed the practice with industrial hygienists.

Lastly, Mr. Dinnean stated that the operation of the business would have no impact on the property. He anticipates a couple of times a year customers coming to the property. As a result, he plans to add a sign to the free-standing directory sign and place a small sign at the door of his business.

Clarke Kidder, seconded by Celeste Hemingson, moved to **ACCEPT** application #2020-14 as complete and for consideration. Motion carried unanimously by Roll Call: Wells – yes, Hemingson – yes, Wilkey – yes, Bradstreet – yes, Kidder – yes, Sagris – yes, and Fredyma – yes.

Chairman Ellsworth opened the public portion of the meeting with Julie Voisin, principal of 633 Maple, LLC, supporting Mr. Dinnean's application. Ms. Voisin appreciated the Planning Board's discussion of safety. She, too, had inquired about the operation and its effects, if any, on other tenants. As a result of conversations with Mr. Dinnean, Ms. Voisin had no concerns with the business impacting the property or other tenants.

With no further public comments, Chairman Ellsworth closed public testimony.

Michael Wilkey, seconded by Jane Bradstreet, moved to **APPROVE** application #2020-14, as presented. Note: Motion carried unanimously by Roll Call: Wells – yes, Hemingson – yes, Wilkey – yes, Bradstreet – yes, Kidder – yes, Sagris – yes, and Ellsworth – yes. Mr. Fredyma was not present during voting but returned soon after the vote and noted that he would have voted in favor.

#2020-15 Walter G. England and Pauline M. Meridien for a two (2) lot subdivision of property located at 334 College Hill Road, R-4 district, Tax Map 212, Lot 2.

Surveyor Web Stout advised that the property currently consists of 26.5 acres with 798.83 feet of road frontage. The intent of the subdivision is to create a lot for residential purposes. The lot will consist of 3.282-acre with 339.66 feet of frontage along College Hill Road. The remaining 23.23 acres with 459.17 feet of frontage will include the existing residence and associated accessory buildings. Wetlands were delineated on the new lot and up to the minimum lot size of 2.75 acres on the remaining lot. Due to the new lot consisting of less than 5-acres, State Subdivision approval was required.

There was a brief discussion concerning the status of the existing woods road, with it being noted that it is a private road/drive that was believe to have been used during logging of the property.

James Fredyma, seconded by Celeste Hemingson, moved to **ACCEPT** application #2020-15 as complete and for consideration. Motion carried unanimously by Roll Call:

Wells – yes, Hemingson – yes, Wilkey – yes, Bradstreet – yes, Kidder – yes, Sagris – yes, and Fredyma – yes.

Chairman Ellsworth opened and closed the public portion of the meeting as no one from the public wished to give testimony.

James Fredyma, seconded by Celeste Hemingson, moved to **APPROVE** waiver to Subdivision Regulations Section 3.3.1 (b), requiring a sketch showing existing natural features. In the alternative, the Board will allow wetlands to be shown on a portion of Lot 2. Motion carried unanimously by Roll Call: Wells – yes, Hemingson – yes, Wilkey – yes, Bradstreet – yes, Kidder – yes, Sagris – yes, and Fredyma – yes.

James Fredyma, seconded by Anna Wells, moved to **APPROVE** waiver to Subdivision Regulations Section 3.3.1 (c), requiring contours and spot elevations. In the alternative, the Board will allow the topography to be shown on a portion of Lot 2. Motion carried unanimously by Roll Call: Wells – yes, Hemingson – yes, Wilkey – yes, Bradstreet – yes, Kidder – yes, Sagris – yes, and Fredyma – yes.

James Fredyma, seconded by Jane Bradstreet, moved to **APPROVE** waiver to Subdivision Regulations Section 3.3.1 (h), requiring soil location and types. In the alternative, the Board will allow the soils to be shown on a portion of Lot 2. Motion carried unanimously by Roll Call: Wells – yes, Hemingson – yes, Wilkey – yes, Bradstreet – yes, Kidder – yes, Sagris – yes, and Fredyma – yes.

James Fredyma, seconded by Clarke Kidder, moved to **APPROVE** application #2020-15, as presented.

At this time, Mrs. Wells inquired whether there is sufficient setback from the proposed well to the proposed septic system on Lot 2.1. Mr. Stout replied yes, noting that the distance is more than the required 75 feet. He estimated the setback to be 220 feet.

Motion carried unanimously by Roll Call: Wells – yes, Hemingson – yes, Wilkey – yes, Bradstreet – yes, Kidder – yes, Sagris – yes, and Fredyma – yes.

#2020-16 Richard D. Bartlett & Associates, LLC for a lot line adjustment involving properties owned by Henry Gagnon at 85 Branch Londonderry Turnpike and Troy and Karen Campbell at 135 Branch Londonderry Turnpike, R-3 district, Tax Map 266, Lots 60 and 61.

Surveyor Mark Sargent advised that the existing lot line is 1.6 feet from the residence on Lot 60 (Gagnon). The proposed lot line adjustment will increase the acreage of Lot 60 from 1.79 acres to 2.04 acres. Additionally, it will decrease the acreage of Lot 61 (Campbell) from 3.98 acres to 3.73 acres. There will be no changes to the frontage of each lot.

Clarke Kidder, seconded by Greg Sagris, moved to **ACCEPT** application #2020-16 as complete and for consideration. Motion carried unanimously by Roll Call: Wells – yes, Hemingson – yes, Wilkey – yes, Bradstreet – yes, Kidder – yes, Sagris – yes, and Fredyma – yes.

Chairman Ellsworth opened and closed the public portion of the meeting as no one from the public wished to give testimony.

James Fredyma, seconded by Greg Sagris, moved to **APPROVE** waivers to Subdivision Regulations sections 3.3.1(c) topography, 3.3.1(h) soil types, 3.3.3 construction plans, 3.3.4 other required exhibits, and IV Design and Construction Standards since the application is for a lot line adjustment. Motion carried unanimously by Roll Call: Wells – yes, Hemingson – yes, Wilkey – yes, Bradstreet – yes, Kidder – yes, Sagris – yes, and Fredyma – yes.

James Fredyma, seconded by Michael Wilkey, moved to **APPROVE** application #2020-16, as presented. Motion carried unanimously by Roll Call: Wells – yes, Hemingson – yes, Wilkey – yes, Bradstreet – yes, Kidder – yes, Sagris – yes, and Fredyma – yes.

VI. Other Business.

- (a) Zoning Amendments: The Board scheduled a work session for Tuesday, November 17, 2020, at 6 PM via Zoom.

VII. Adjournment. The meeting adjourned at 7:24 PM. The next regular scheduled meeting of the Planning Board is scheduled for 6:00 PM on Tuesday, November 10, 2020.

Karen Robertson
Planning Director

Note: Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12, pursuant to Executive Order 2020-04, the Board was authorized to meet electronically. There was no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. In accordance with the Emergency Order, public access to the meeting by video and telephone was provided. All members of the Board had the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public had access to contemporaneously listen and, if interested, participate in the meeting through the website: <https://us02web.zoom.us/j/81994716226> or by dialing the following phone # 1-646-558-8656 and using Meeting ID: 819 9471 6226. A mechanism for the public to alert the Board during the meeting if there were problems with access was provided.