



Town of Hopkinton Planning Department

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HOPKINTON PLANNING BOARD

MINUTES

DECEMBER 12, 2023

Members Present: Chair Michael Wilkey, Vice Chair James Fredyma, Jane Bradstreet, Clarke Kidder, Rich Steele, Robert Dapice, and Alternates Molly Hardenbergh and Emily Bouchard. Members absent: Ex-Officio Thomas Lipoma and Alternate Sam Durfee. Staff Present: Planning Director Karen Robertson.

- I. **Call to Order/Roll Call/Seating of Alternates.** Chair Wilkey called the meeting to order at 5:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH and introduced the Planning Board members.
- II. **5:30 PM - Zoning Amendments/Public Hearing.** Chair Wilkey opened the third and final public hearing to receive input on proposed zoning amendments. A copy of the full text of the draft amendments, including supporting documents, is available in the Planning Office at Town Hall and on the Town website: <https://www.hopkinton-nh.gov/planningbuilding>.

- A. Amend Section II, the definition of "Lot Line, Front," clarifying the designation of a front lot line on a corner lot.

Mrs. Robertson clarified that the final sentence in the definition of "Lot Line, Front," which permits owners to designate the front lot line on a corner lot, will be removed. This amendment is intended to resolve a conflict within the Zoning Ordinance between the definition and the Setback Graphic. Furthermore, Mrs. Robertson referred to a new illustration of the Setback Graphic that provides clarity between front, side, and rear yard setbacks.

- B. Amend Section V, 5.2.1, Use of a Nonconforming Lot, eliminating the requirement that an owner owning contiguous land must merge lots for a nonconforming lot to be built upon.

Mrs. Robertson presented a summary of the proposed amendment, highlighting its goal to remove the obligation for owners of adjacent land to consolidate lots in order to construct on a nonconforming lot. The intended purpose of the amendment is to facilitate compliance with NH RSA 674:39-aa, Restoration of Involuntarily Merged Lots.

- C. Amend Section XV, Zoning Board of Adjustment.

Subject to review and approval.

Mrs. Robertson elaborated on the proposed amendments to Section XV, Zoning Board of Adjustment, highlighting that the changes are designed to align the section with the powers and responsibilities granted to the Zoning Board of Adjustment, as outlined in NH RSA 674:33.

D. Amend Section XVII, Floodplain Development Ordinance.

Mrs. Robertson introduced proposed amendments to Section XVII, Floodplain Development Ordinance, emphasizing their necessity to ensure adherence to the National Flood Insurance Program (NFIP) requirements. These amendments are being submitted in accordance with the recommendation provided by the NH Office of Planning and Development.

The public was invited to express their opinions and pose questions concerning the proposed amendments. With no comments, Chair Wilkey declared the public hearing closed.

Chair Wilkey designated Alternate Emily Bouchard as a voting member. Following, Chair Wilkey called for motions to decide whether to proceed with advancing the amendments to the voters.

MOTION made by Clarke Kidder, seconded by Jane Bradstreet, to advance Amendment A to the voters. Motion carried in the affirmative (Fredyma, Steele, Dapice, Bradstreet, Kidder, Bouchard, and Wilkey).

MOTION made by Jane Bradstreet, seconded by Rob Dapice, to advance Amendment B to the voters. Motion carried in the affirmative (Fredyma, Steele, Dapice, Bradstreet, Kidder, Bouchard, and Wilkey).

MOTION made by Jane Bradstreet, seconded by Rich Steele, to advance Amendment C to the voters. Motion carried in the affirmative (Fredyma, Steele, Dapice, Bradstreet, Kidder, Bouchard, and Wilkey).

MOTION made by Jim Fredyma, seconded by Jane Bradstreet, to advance Amendment D to the voters. Motion carried in the affirmative (Fredyma, Steele, Dapice, Bradstreet, Kidder, Bouchard, and Wilkey).

III. Housing Presentation/Discussion. Planning Board member Rich Steele delivered a PowerPoint presentation to the Planning Board, referring to Hopkinton's anticipated population growth, current construction, and potential strategies to create additional housing that aligned with the Master Plan.

Following Mr. Steele's presentation, extensive discussions ensued regarding both present and future housing needs, and the town's obligation to provide a "reasonable and realistic opportunity" for workforce housing development. Various challenges were discussed, including external and internal barriers such as nationwide construction costs, limited available land, reluctance to sell where land is available, Hopkinton's

ranking as the fourth or fifth highest in property taxes in New Hampshire, and the need to revise Hopkinton's affordable housing ordinance.

III. Applications/Public Hearings. No applications were submitted for review.

IV. Conceptual Consultations. There were no conceptual consultations.

V. Approval of Meeting Minutes and Notice of Decision of November 14, 2023.

Review deferred to the January 9, 2024 meeting.

VI. Other business.

- a) Planning Board members who also serve on other committees did not provide any new reports.
- b) No additional business was brought forward during the meeting.

VII. Adjournment.

MOTION Jane Bradstreet, seconded by James Fredyma, to adjourn the Planning Board meeting at 7:25 PM. Motion carried in the affirmative (Fredyma, Steele, Dapice, Bradstreet, Kidder, Bouchard, and Wilkey). The next regular meeting is at 5:30 PM on Tuesday, January 9, 2024.

Karen Robertson
Planning Director