



Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • www.hopkinton-nh.gov
Tel: 603-746-3170 Fax: 603-746-3049

\$265 CK 165
JAN 17 2020

PLANNING BOARD APPLICATION

- Site Plan Review
- Architectural Design Review (Commercial/Industrial - ZO Section IV-A)
- Preliminary Review (SD Section II)
- Subdivision
- Lot Line Adjustment/Annexation
- Conditional Use Permit (ZO Section III)
- Special Use Permit (ZO Section VIII)

HOPKINTON
PLANNING DEPT

PROJECT LOCATION: 12 Maple St. MAP/LOT: 101 / 8 / ZONE: VB-1

APPLICANT: Brian Cressy

Address: 185 Pine St. City: Contoocook State: NH Zip: 03229

Phone: 603-848-7043 Email: bcressy@comcast.net

OWNER(s)

Name: Firepoint Properties - Brian Cressy

Address: PO Box 254 City: Contoocook State: NH Zip: 03229

Phone: 603-848-7043 Email: bcressy@comcast.net

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

PROFESSIONALS (engineer, architect, surveyor, attorney, wetland/soil scientist, etc.):

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

- Residential
- Recreational
- Agricultural
- Institutional
- Commercial/Industrial
- Accessory

- Public Water
- Public Sewer
- Well
- Septic

Lots/units proposed: NA Existing Building Area: _____ Proposed Building Area: _____

% Open Space: NA (Note: Building Area refers to gross area)

Application Submission Requirements:

Original and ten (10) copies of the application, along with all supporting document(s), including reductions of the final plan(s) to no more than 11" x 17".

- Narrative description of proposal (include existing conditions and all related improvements).
- Application checklist.
- Planning Board/Zoning Board of Adjustment Minutes of Conceptual, Preliminary Review, or approval.
- Property deed and existing/proposed easements, covenants, and restrictions.
- Tax Map of subject parcel and abutting properties.
- Waiver(s) request from provisions of the Subdivision and/or Site Plan Regulations.

PLANNING BOARD APPLICATION

- Test Pit Data, Storm Water Management Plan, Traffic, School, Environmental and Fiscal Impact Analyses, and Phasing Plan (when applicable).
- Abutters List as defined by RSA 672:3 – Include Tax Map, Lot Number, Name and Mailing Addresses. If abutting property is under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association. If abutting property is under a manufactured housing park form of ownership, the term "abutter" includes the manufactured housing park owner and the tenants who own the manufactured housing.
- Mailing labels – Include Applicant, Owner, Architect, Soil/Wetland Scientists, Abutters, and holders of Conservation/Preservation restrictions or easements.
- Four (4) paper prints of the plan(s) at full scale.
- Appropriate Filing Fee: (Non-refundable) Made payable to Town of Hopkinton
 - Major Subdivision.....\$500.00 Application Fee, \$100.00 per Lot/Unit
 - Minor Subdivision.....\$250.00 Application Fee, \$100.00 per Lot/Unit
 - Lot Line Adjustment/Annexation.....\$100.00 Application Fee
 - Site Plan Review.....\$300.00 Application Fee, \$100.00 per Unit (Res./Non-Res.)
 - Site Plan Review Change of Use.....\$150.00 Application Fee
 - Conditional Use Permit.....\$500.00 Application Fee (Wireless Telecommunications)
 - Public Notice Mailing.....\$ 10.00 per Address (Owner, Applicant, Agent, Abutter)
 - Newspaper Notice.....\$ 75.00
- Conditional Use Permit (Wireless Telecommunications): If application is for Conditional Use Permit, please attach a detailed explanation of compliance with Section 3.10 of the Hopkinton Zoning Ordinance, along with an explanation of compliance with the Site Plan Review Regulations of the Town of Hopkinton.

Final Submission Requirements (after Planning Board action):

- Four (4) paper prints of the final plan set at full scale.
- Mylar(s) – The Merrimack County Registry of Deeds requires that the UPPER LEFT-HAND CORNER, INSIDE THE BORDER, of the plat to be RESERVED for recording information entered by the Registry - No smaller than 7" long X 1" wide.
- PDF of the final plan set, including architectural and site photographs - emailed or thumb drive.
- Recording Fees: (Separate Checks) Made payable to Merrimack County Registry of Deeds
 - Recording Fee.....\$ 26.00 per Page (22" x 34")
 - LCHIP Fee.....\$ 25.00 per Document

I represent to the best of my knowledge and belief that this application is being submitted in accordance with applicable regulations and ordinances of the Town of Hopkinton. I also understand that submittal of this application shall be deemed as granting permission for the Planning Board members and their designees to enter onto the property for purposes of inspections and review. Permission to visit the property extends from the date an application is submitted until approved work or construction is complete and any or all of the financial guarantees, if any, have been returned to the applicant, or until the application is formally denied. Furthermore, I agree that the proposed project will be performed in accordance with this application, the attached plans and specifications, and the regulations and ordinances of the Town of Hopkinton.

Applicant's Signature:  Date: 1/17/20

Owner's Signature(s):  Date: 1/17/20

Office Use:	
Application Filed: _____	Fees: _____ Application #: _____
Notice(s) Posted/Mailed: _____	Complete/Consideration: _____
Meeting(s)/Hearing(s): _____	
Approved/Denied: _____	<input type="checkbox"/> Conditions MCRD Filing: _____
MCRD Document #: _____	

Karen Robertson

From: bcressy@comcast.net
Sent: Tuesday, January 21, 2020 8:55 AM
To: Karen Robertson
Subject: 12 Maple St Application
Attachments: IMG_6034.jpg; IMG_6035.jpg

Hi Karen,

Please see attached application for Site Plan Review regarding change of use at 12 Maple St in Contoocook Village.

My plan is to rent the space for a barbershop/hairdresser in the former Country Kitchen Diner space. The space is roughly 800 s.f. and located on the first floor. There is ample onsite parking for this type of use.

Thank you.

Brian Cressy
Owner, Firepoint Properties, LLC
Cell 603.848.7043
bcressy@comcast.net

Karen's Notes:
Parking req. = 4 spaces
• Apt. = 2 spaces
• Bus. = 2 spaces



Abutters List Report

Hopkinton, NH
January 21, 2020

Subject Property:

Parcel Number: 101-008-000
CAMA Number: 101-008-000
Property Address: 12 MAPLE ST

Mailing Address: FIREPOINT PROPERTIES LLC
PO BOX 254
HOPKINTON, NH 03229

Abutters:

Parcel Number: 101-006-000
CAMA Number: 101-006-000
Property Address: 891 MAIN ST

Mailing Address: GLOBAL MONTELLO GROUP CORP
PERSONAL PROPERTY TAX 15 NE
INDUSTRIAL RD
BRANFORD, CT 06405

Parcel Number: 101-007-000
CAMA Number: 101-007-000
Property Address: 14 MAPLE ST

Mailing Address: ROSE VIEW PROPERTIES LLC
100 CHASE FARM ROAD
CONTOOCOOK, NH 03229

Parcel Number: 101-009-000
CAMA Number: 101-009-000
Property Address: 8 MAPLE ST

Mailing Address: ROSE VIEW PROPERTIES LLC
100 CHASE FARM RD
HOPKINTON, NH 03229

Parcel Number: 101-013-000
CAMA Number: 101-013-000
Property Address: 25 CEDAR ST

Mailing Address: CRATHERN SCOTT M CRATHERN
BRETT A
163 GOULD HILL RD
CONTOOCOOK, NH 03229



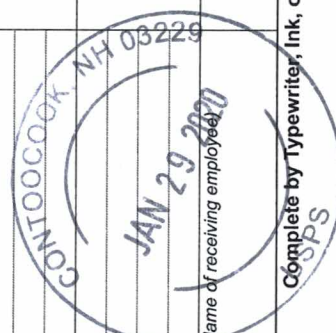
www.cai-tech.com

Name and Address of Sender
Town of Hopkinton
330 Main Street
Hopkinton, NH 03229
Re: 02/19/2020

Check type of mail or service:
 Adult Signature Required
 Certified Mail
 COD
 Delivery Confirmation
 Express Mail
 Insured
 Adult Signature Restricted Delivery
 Recorded Delivery (International)
 Registered
 Return Receipt for Merchandise
 Signature Confirmation

Affix Stamp Here
 (If issued as a certificate of mailing or for additional copies of this bill)
 Postmark and Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	Actual Value Registered	Insured Value	Due Sender if GOD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 70190160000024676678	Firepoint Properties, LLC/Brian Cressy P.O. Box 254 Contoocook, NH 03229	.50	3.55											
2. 70190160000024676685	Scott M. & Brett A. Crathern 163 Gould Hill Rd Contoocook, NH 03229	.50	3.55											
3. 70190160000024676692	Rose View Properties LLC 100 Chase Farm Rd Contoocook, NH 03229	.50	3.55											
4. 70190160000024676708	Global Montello Group Corp Personal Property Tax 15 NE Industrial Rd Bradford CT 06405	.50	3.55											
5.														
6.														
7.														
8.														



Total Number of Pieces Listed by Sender: 4
 Total Number of Pieces Received at Post Office: 4

PS Form 3877, June 2011 (Page 1 of 2)

See Privacy Act Statement on Reverse

Return to:
Owen Law Offices, PLLC
10 Corporate Drive, Suite 1103
Bedford, NH 03110

\$40.00

MCFD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, **Brian Cressy**, a married man, having a mailing address of 185 Pine Street, Contoocook, New Hampshire 03229, FOR CONSIDERATION PAID, GRANTS TO, **Firepoint Properties, LLC**, a New Hampshire limited liability company, with an address of P.O. Box 254, Contoocook, New Hampshire 03229, WITH WARRANTY COVENANTS, the following:

A certain tract of land with the buildings and all improvements thereon situated in Contoocook, Town of Hopkinton, County of Merrimack and State of New Hampshire and located on the westerly side of Maple Street, bounded and described as follows:

Beginning at an iron pipe on the westerly side of Maple Street, said bound marking the northeast corner of land formerly of Horace J. Davis, now or formerly of the Contoocook Fire Precinct, and the southeast corner of the premises herein conveyed; thence

Westerly seventy-nine and one-half (79 1/2) feet, more or less, along said Precinct land to land formerly of William A. Danforth; thence

Northerly forty-two (42) feet, more or less, along said Danforth land to a bound at land now or formerly of E. Roger Montgomery Post No. 81 of the American Legion; thence

Easterly ninety (90) feet, more or less, on a line approximately parallel with said Precinct land along said Post land to a bound on the westerly side of Maple Street; thence

Southerly forty-one (41) feet, more or less, along the westerly side of said Maple Street to the point of beginning.

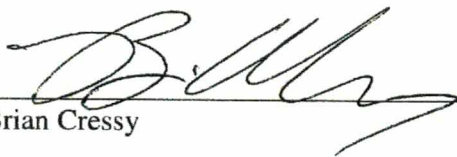
Meaning and intending to describe and convey the same premises conveyed to Brian Cressy by virtue of a Warranty Deed from Russell C. Day, Trustee of The Russell C. Day 2013

Trust u/d/t dated May 28, 2013 and Joan L. Day, Trustee of The Joan L. Day 2013 Trust u/d/t dated May 28, 2013, which deed is dated December 4, 2018 and recorded in the Merrimack County Registry of Deeds on December 4, 2019 at Book 3616, Page 2483.

The property described herein is not the homestead premises of Brian Cressy or his spouse.

No transfer tax per NH RSA 78-B:2 (XXII).

Executed this 29th day of August, 2019.




Brian Cressy

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 29th day of August, 2019, before me personally appeared the above named Brian Cressy, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be his free act and deed for the purposes contained therein.





Notary Public
Name:
My Commission Expires:





NO PARKING
IN THIS ZONE
ANY TIME
ANY DAY

12

CAUTION
FALLING ICE

PERMIT TO
PARKING



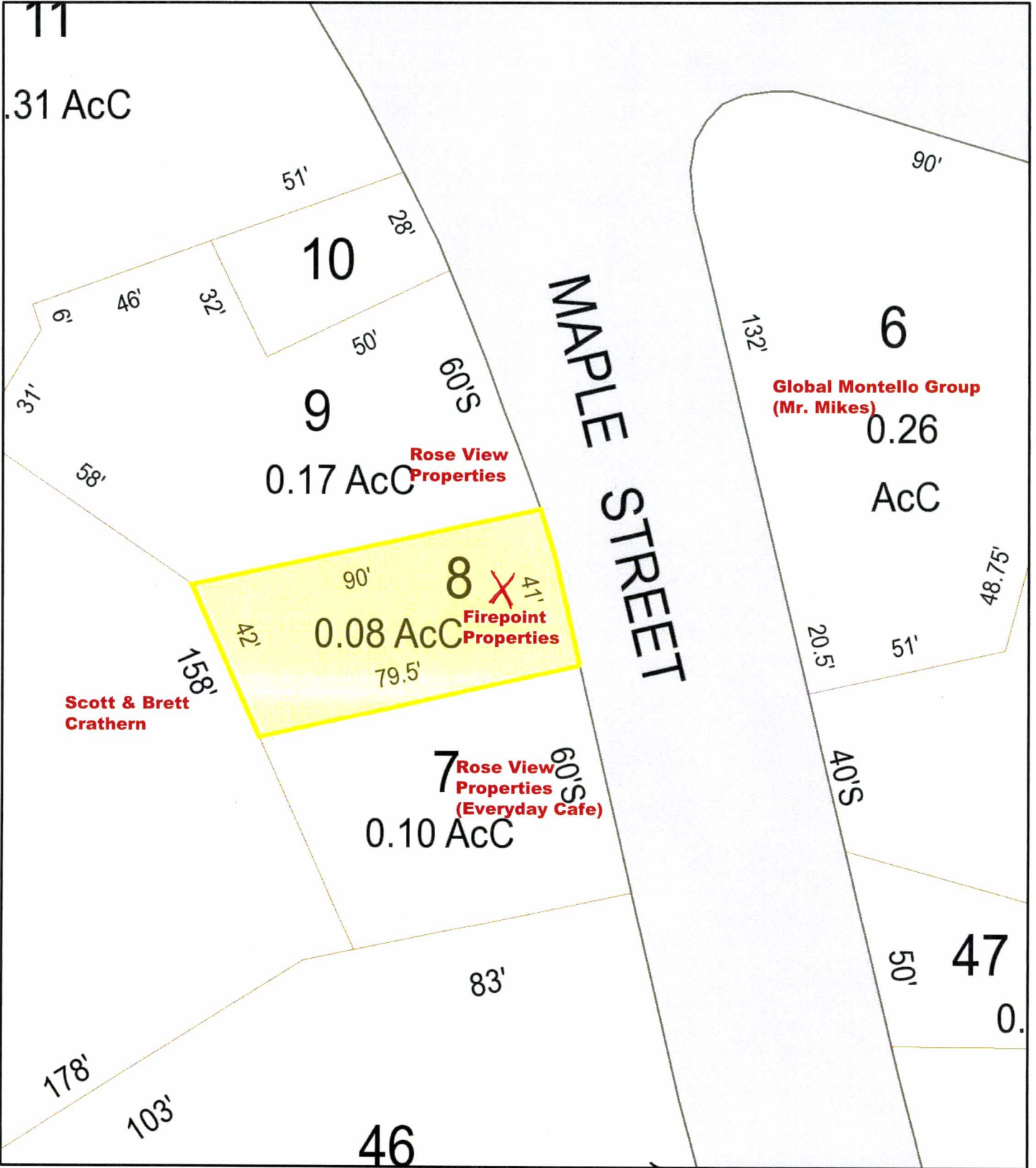




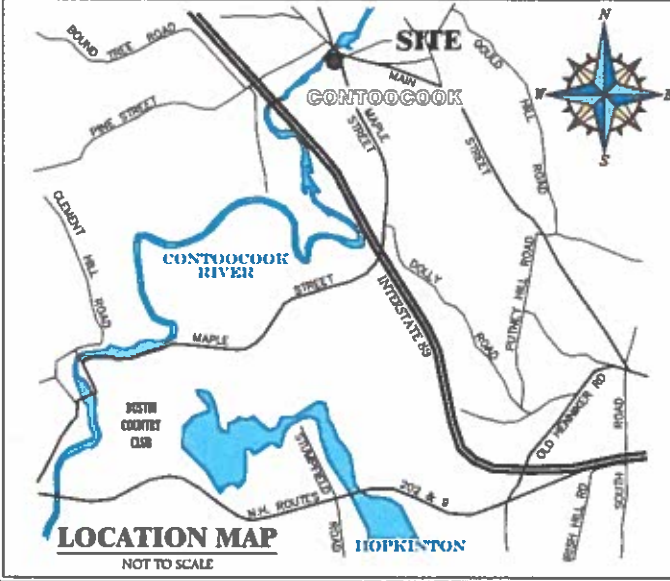
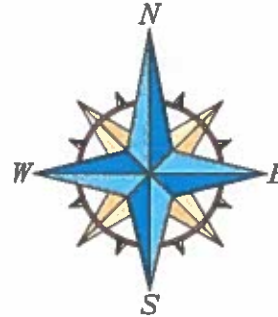
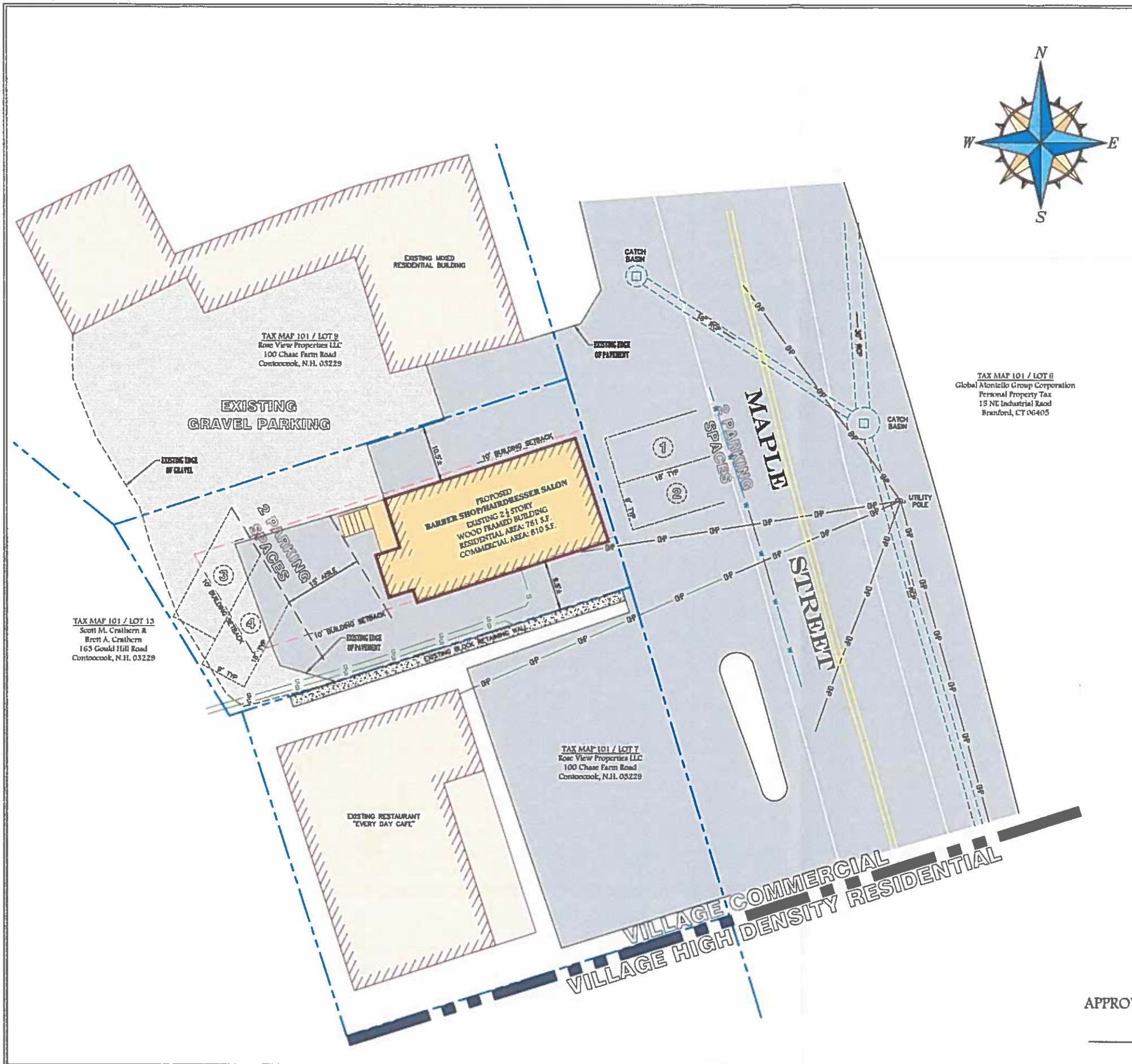
Hopkinton, NH
1 inch = 34 Feet



January 21, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



TAX MAP 101 / LOT 6
Global Alontello Group Corporation
Personal Property Tax
15 NE Industrial Road
Branford, CT 06405

LEGEND

	APPROXIMATE BOUNDARY LINE
	BUILDING SETBACK
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	DRAINAGE PILE
	OVERHEAD UTILITIES
	WATER LINE
	SEWER LINE
	UTILITY POLE
	ZONING BOUNDARY

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW THE APPROXIMATE EXISTING CONDITIONS OF TAX MAP 101 / LOT 8 AND PROPOSED PARKING FOR THE PROPOSED BARBER SHOP / HAIRDRESSER SALON.
- THIS PLAN HAS BEEN COMPILED FROM DATA OBTAINED FROM PLAN REFERENCES, NHGRANT GIS, TOWN GIS AND A SITE VISIT. THIS PLAN IS NOT THE RESULT OF A FIELD SURVEY AND SHOULD NOT BE CONSTRUED AS A BOUNDARY SURVEY.
- OWNER OF RECORD: FIREPOINT PROPERTIES LLC, P.O. BOX 234, HOPKINTON, N.H. 03229. DEED: BOOK 3644 / PAGE 2232.
- PROPERTY IS LOCATED IN THE VILLAGE COMMERCIAL (VB-1) DISTRICT:
 - MINIMUM LOT SIZE: 7,500 S.F.
 - MINIMUM FRONTAGE: 50'
 - DEPTH: 100'
 - FRONT SETBACK: 0'
 - SIDE SETBACK: 10'
 - REAR SETBACK: 10'
 - MAX. BUILDING HEIGHT: 35'
 - MAX. BUILDING COVERAGE: 60%
- THE TRACT IS LOCATED WITHIN THE 0.2% ANNUAL FLOOD HAZARD ZONE PER NHGRANT GIS.
- SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
- REQUIRED PARKING:
 - RESIDENTIAL: 2 SPACES / UNIT => 1 UNIT = 2 SPACES
 - COMMERCIAL: 1 SPACE / 400 S.F. => 810 S.F. / 400 S.F. = 2 SPACES
 - 4 SPACES HAVE BEEN PROVIDED. OVERFLOW PARKING TO UTILIZE MUNICIPAL PARKING LOT.
- SOLID WASTE TO BE THE RESPONSIBILITY OF TENANTS.

PLAN REFERENCES

- REFERENCE PLAN ENTITLED "GRADING AND LANDSCAPE PLAN", DATED SEPTEMBER 2017, SCALE: 1" = 10', PREPARED FOR ROSE VIEW PROPERTIES, LLC, PREPARED BY T.F. BERNIER, INC. AND PROVIDED BY APPLICANT.
- REFERENCE PLAN ENTITLED "PROPERTY OF KIMM, INC." DATED OCTOBER 1985, SCALE: 1" = 20', AND PROVIDED BY APPLICANT.

APPROVED TOWN OF HOPKINTON PLANNING BOARD

CHAIRPERSON _____ DATE _____

A.C.Engineering & Consulting
Civil Engineering & Land Planning

43 Bear Hill Road
East Washington, N.H. 03280
Phone: (603) 325-9114
acengineering@att.net

NO.	DATE	DESCRIPTION	BY

OWNER:
Firepoint Properties LLC
P.O. Box 234
Hopkinton, N.H. 03229
Book 3644 / Page 2232

SITE SKETCH
Barber Shop / Salon
Tax Map 101 / Lot 8
12 Maple Street - Contoocook, N.H.



DATE: 1-31-20
DWG: 2004-BASE