



Town of Hopkinton

Planning Department

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

HOPKINTON PLANNING BOARD PUBLIC NOTICE - AGENDA FEBRUARY 19, 2020

Notice is hereby given that the **Hopkinton Planning Board** will meet on Wednesday, February 19, 2020, at 6:00 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH, to review and take action on the following:

-
- I. Call to Order** (Determine quorum, review attendance of regular members, and seating of alternate members).
 - II. Review of Meeting Minutes and Notice Decision of December 10, 2019, January 14, 2020, and January 28, 2020.**
 - III. Conceptual Consultations.**
 - IV. Applications.**
 - a) Site Plan Review #2020-02, Brian Cressy on behalf of Firepoint Properties, LLC, owner of Tax Map 101, Lot 8, located at 12 Maple Street in the VB-1 (Village Commercial) district. The Applicant proposes site plan approval for the operation of a service establishment (barbershop/hairstylist).
 - Determine Complete
 - Public Hearing
 - Deliberation and Action on Application
 - V. Other Business.**
 - a) Report on proposed zoning amendments for 2020.
 - b) Report on the status of Master Plan Update.
 - c) Reports from Board Members who serve on other Committees.
 - d) Any other business to legally come before the meeting.
 - VI. Adjournment** (Next regular meeting on Tuesday, March 17, 2020).
-



Town of Hopkinton

Planning Department

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

HOPKINTON PLANNING BOARD MINUTES DECEMBER 10, 2019

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

I. **Call to Order.** Vice Chairman Michael Wilkey called the meeting to order at 6:00 PM in the Hopkinton Town Hall. Due to the absence of regular members, Mr. Kidder and Mr. Sagris were designated as a voting member.

II. **Review of the Minutes of November 19, 2019.**

Clarke Kidder, seconded by Anna Wells, moved to **APPROVE** the Minutes of October 8, 2019, as presented. With seven members voting, six voted in favor (Wells, Bradstreet, Hemingson, Wilkey, Kidder, and Sagris), and one voted in abstention (Fredyma).

III. **Conceptual Consultations.**

Tim Bernier of T.F. Bernier, Inc. presented conceptual plans of properties formerly used by Bio Energy and a paper mill. The properties are located near Rowell Bridge, along Maple Street (Route 127). The proposal is for Chuck Rose to operate his wood processing facility on the properties, which will include processing stumps into mulch and processing firewood. The stump processing will occur on the hill, and the firewood processing to take place on the existing concrete areas. Additionally, the existing covered building will be used for the storage of firewood and mulch.

Mr. Bernier noted that the manufacturing operation is permitted in the M-1 (Industrial) district and will include wholesaling, as most of the firewood and mulch are sold wholesale. Additionally, a Special Exception will be required for the accessory storage of materials. In the future, the operation may include a kiln, scale, and associated office. Mr. Kidder asked whether construction and demolition material will be processed at the facility. Mr. Bernier replied, no.

During discussions, the Board asked that issues of traffic, noise, run-off, potential fire hazards, and hours of operation be addressed as part of any formal application to the Board.

Subject to review and approval.

Lastly, Mrs. Wells inquired as to where the material coming to the property will originate. In response, Mr. Rose stated that the stumps and trees will be from local owners or other places in New Hampshire.

IV. Applications.

Subdivision/Annexation #2019-04, Ronald Klemarczyk on behalf of the Evelyn H. Chase Trust presented plans of a proposed subdivision of property at 863 Jewett Road, shown on Tax Map 257 as Lot 5, to annex 33.9 acres to property owned by the Audubon Society of NH (Chase Sanctuary), located off New Road, shown on Tax Map 252 as Lot 8. The properties are located in the R-4 (Residential Agricultural) district,

Celeste Hemingson, seconded by Jane Bradstreet, moved to **ACCEPT** Application #2019-04 as complete and for consideration. Motion carried unanimously in the affirmative (Wells, Bradstreet, Hemingson, Fredyma, Wilkey, Kidder, and Sagris).

Vice Chairman Wilkey opened and closed the public portion of the meeting as there was no one present to provide testimony.

Celeste Hemingson, seconded by Anna Wells, moved to **APPROVE** waivers from showing contour lines, setback lines, and soils and test pit data. In addition, a waiver of the plan scale requirement. Motion carried unanimously in the affirmative (Wells, Bradstreet, Hemingson, Fredyma, Wilkey, Kidder, and Sagris).

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** Application #2019-04 as presented. Motion carried unanimously in the affirmative (Wells, Bradstreet, Hemingson, Fredyma, Wilkey, Kidder, and Sagris).

V. Other Business.

Zoning Amendments – Jeff Donohoe on behalf of the Municipal Technical Assistance Grant (MTAG) group presented a PowerPoint presentation concerning the following draft proposed amendments:

- (1) Create a new overlay zoning ordinance known as the “Commerce and Community Overlay Ordinance” (CCOD). The overlay district will include properties located along Route 127, shown on Tax Map 210 as Lot 3 and Tax Map 211 as Lots 7, 8, and 9.
- (2) Rezone two (2) specific areas located along Route 127, shown on Tax Map 210 as Lot 3, 18, 19, 19.1, 20, 21, 24 and 26, and on Tax Map 211 as Lots 7, 8 and 9. The change will be from M-1 (Industrial) to B-1 (Commercial).
- (3) Amend Zoning Ordinance Table of Uses 3.6, B-1 (Commercial) district. Amendment will change uses listed in the Table of Uses as permitted, permitted by Special Exception, or prohibited.

Following the presentation, the Planning Board unanimously agreed to hold work sessions on Monday, January 6 and 13, at the Town Hall to review and revise, if necessary, the draft amendments. A public hearing will be held on Tuesday, January 28, 2020, at 6:00 PM, also in the Town Hall.

- a) Master Plan Community Survey – Planning Board reviewed and revised the draft community survey that was provided by the Central NH Regional Planning Commission (CNHRPC).

VI. Adjournment. The meeting adjourned at 7:45 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:00 PM on Tuesday, January 14, 2019, at the Hopkinton Town Hall.

Karen Robertson
Planning Director



Town of Hopkinton Planning Department

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

HOPKINTON PLANNING BOARD NOTICE OF DECISION DECEMBER 10, 2019

Notice is hereby given that the Hopkinton Planning Board met on Tuesday, December 10, 2019, at 6:00 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, and made the following decision(s):

I. Review of the Minutes of November 19, 2019.

Clarke Kidder, seconded by Anna Wells, moved to **APPROVE** the Minutes of October 8, 2019, as presented. With seven members voting, six voted in favor (Wells, Bradstreet, Hemingson, Wilkey, Kidder, and Sagris) and one voted in abstention (Fredyma).

II. Applications.

Subdivision/Annexation #2019-04, Ronald Klemarczyk on behalf of the Evelyn H. Chase Trust, owner of Tax Map 257, Lot 5, located at 863 Jewett Road in the Residential Agricultural (R-4) district. The Applicant proposed a subdivision for the purpose of annexing 33.9 acres to property owned by the Audubon Society of NH (Chase Sanctuary), located off New Road, shown on Tax Map 252 as Lot 8.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **ACCEPT** Application #2019-04 as complete and for consideration. Motion carried unanimously in the affirmative (Wells, Bradstreet, Hemingson, Fredyma, Wilkey, Kidder, and Sagris).

Celeste Hemingson, seconded by Anna Wells, moved to **APPROVE** waivers from showing contour lines, setback lines, and soils and test pit data. In addition, a waiver of the plan scale requirement. Motion carried unanimously in the affirmative (Wells, Bradstreet, Hemingson, Fredyma, Wilkey, Kidder, and Sagris).

Celeste Hemingson, seconded by Jane Bradstreet, moved to **APPROVE** Application #2019-04 as presented. Motion carried unanimously in the affirmative (Wells, Bradstreet, Hemingson, Fredyma, Wilkey, Kidder, and Sagris).

III. Other Business.

a) Zoning Amendments – Planning Board unanimously agreed to hold work sessions on the following proposed zoning amendments:

(1) Create a new overlay zoning ordinance known as the “Commerce and Community Overlay Ordinance” (CCOD). The overlay district will include properties located

along Route 127, shown on Tax Map 210 as Lot 3 and on Tax Map 211 as Lots 7, 8 and 9.

- (2) Rezone two (2) specific areas located along Route 127, shown on Tax Map 210 as Lot 3, 18, 19, 19.1, 20, 21, 24 and 26, and on Tax Map 211 as Lots 7, 8 and 9. The change will be from M-1 (industrial) to B-1 (commercial).
- (3) Amend Zoning Ordinance Table of Uses 3.6, B-1 (commercial) district. Amendment will change uses listed in the Table of Uses as permitted, permitted by Special Exception, or prohibited.

The above zoning amendments are at the recommendation of the Municipal Technical Assistance Grant (MTAG) working group.

- b) Master Plan Community Survey – Planning Board reviewed and revised the draft community survey that was provided by the Central NH Regional Planning Commission (CNHRPC).

IV. Adjournment. The meeting adjourned at 7:45 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:00 PM on Tuesday, January 14, 2019 at the Hopkinton Town Hall.

Karen Robertson
Planning Director



Commerce and Community Overlay District

MTAG Working Group

December 10, 2019

Objectives

- ▶ To promote the goals and objectives of the Hopkinton Master Plan.
- ▶ To encourage a variety of housing choices that allows for age-friendly and multi-generational home ownership and rental opportunities that meet the affordability needs of all households that desire to live in Hopkinton while providing neighborhood conveniences, such as retail and services.
- ▶ To introduce uses that will have positive long-term social and economic impacts.
- ▶ To augment conventional underlying zoning and land use regulations where the modifications of use, dimensional, density and other requirements are appropriate.
- ▶ To enable development that will be compatible with the surrounding site environment and neighborhood.
- ▶ To ensure that private development will be compatible and coordinated with public investment and improvements.

District Boundary

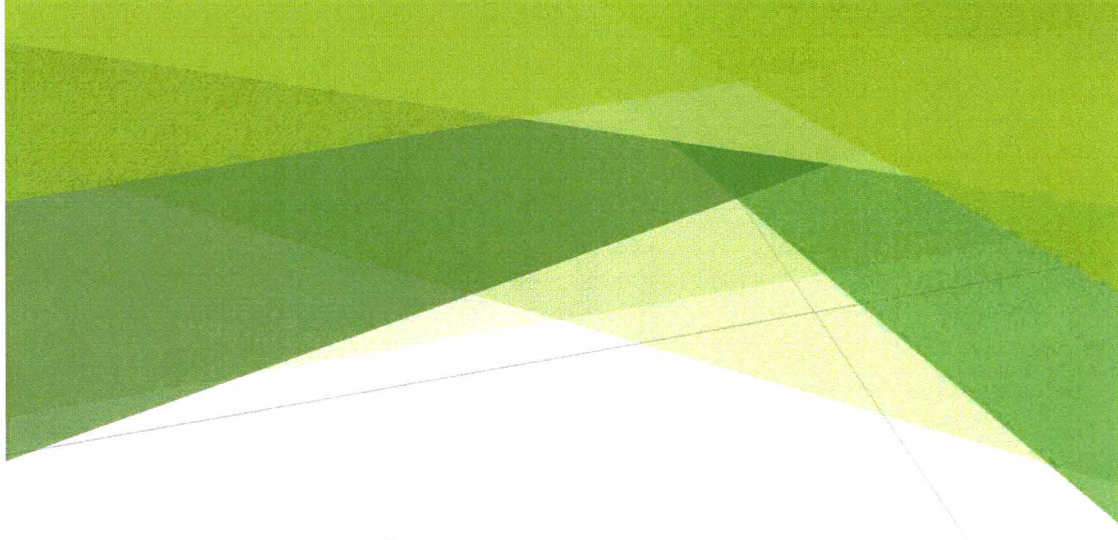


Permitted Uses

- ▶ Uses allowed in underlying zoning - both residential and non-residential.
- ▶ Multi-family dwellings with a maximum of twenty-four (24) dwelling units per building.
- ▶ Two-family dwelling units with no more than two (2) bedrooms per dwelling unit as part of a planned unit development.
- ▶ Buildings containing between eight (8) and twenty-four (24) attached dwelling units shall not be required to provide direct access to the ground or have some living area at ground level.

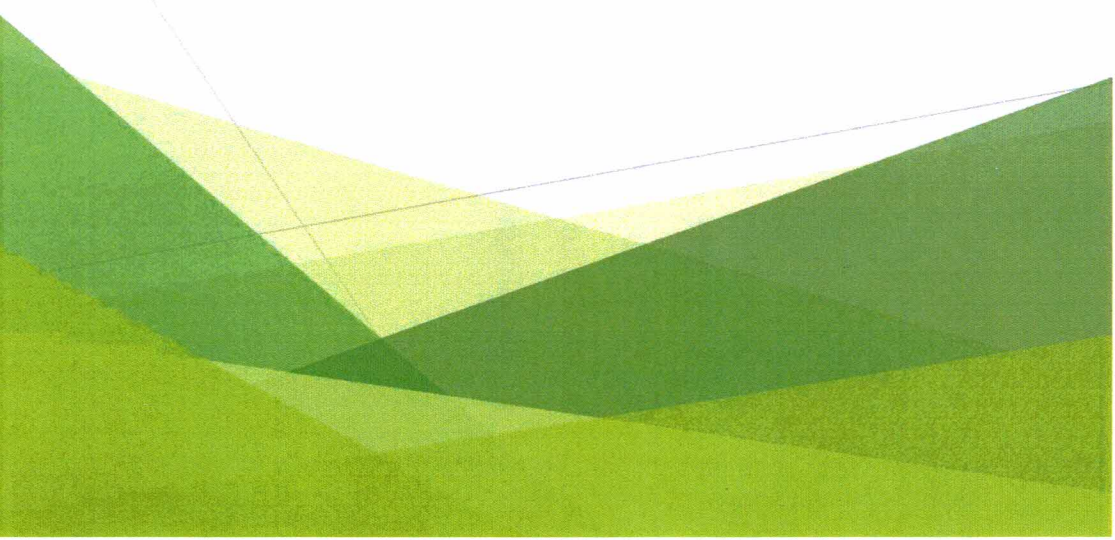
Dimensions and Density

- ▲ Minimum lot size of three acres for residential, with a base density is three units per acre
- ▲ Minimum lot size of one acre for non-residential
- ▲ Maximum lot coverage is 70%
- ▲ Maximum building height is 50 feet



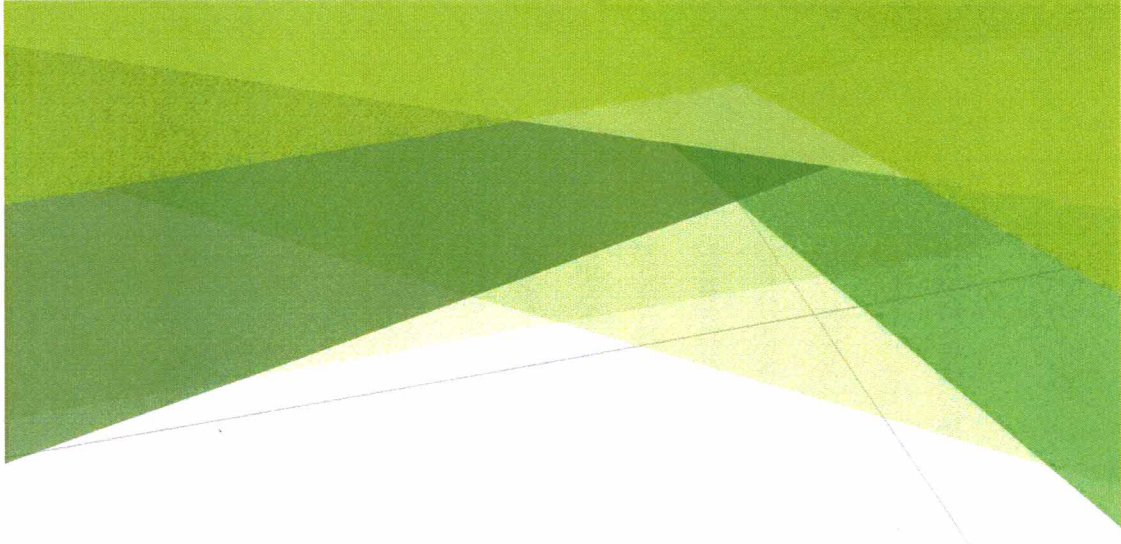
Possible Density Bonuses

- ▶ Maximum total density bonus is 25%, for:
 - ▶ Senior housing;
 - ▶ Affordable housing, consistent with HUD and/or NHHFA guidelines;
 - ▶ More than 40% permanent conservation area; and/or
 - ▶ Combinations of the categories above.



Conditional Use Permit

- ▶ Required, to evaluate:
 - ▶ Site Suitability
 - ▶ Vehicular and pedestrian access
 - ▶ Availability of public services
 - ▶ Environmental constraints
 - ▶ Availability of utilities
 - ▶ Preservation of natural, cultural, historic and scenic resources
 - ▶ Net fiscal impacts

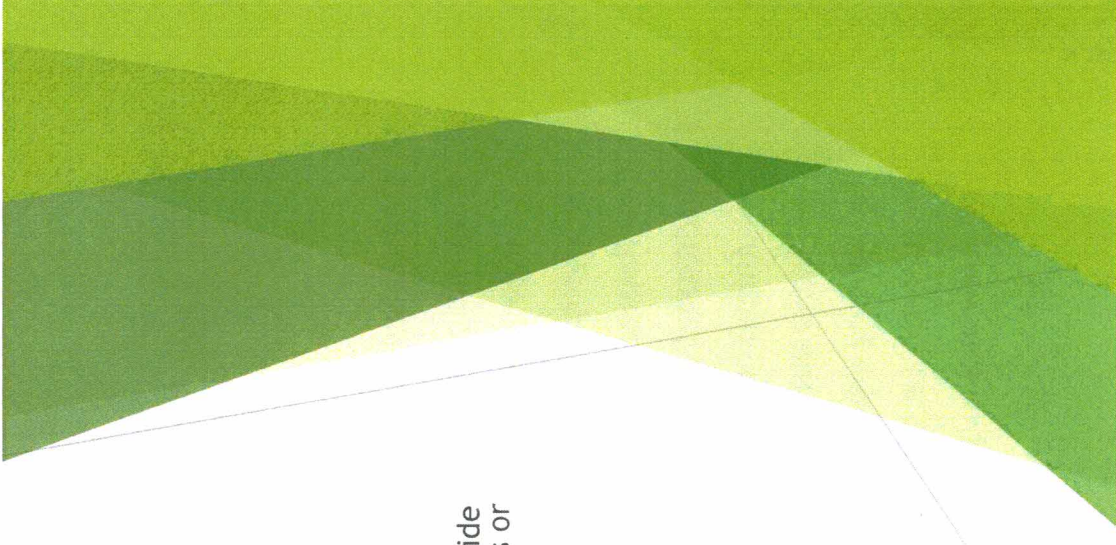


Conditional Use Permits (continued)

- ▶ Areas of evaluation can include but are not limited to:
 - ▶ Setbacks
 - ▶ Screening
 - ▶ Landscaping
 - ▶ Modification of exterior features
 - ▶ Limitations of size of structures
 - ▶ Footprint
 - ▶ Occupancy and limitations on hours of operation
 - ▶ Grading for drainage
 - ▶ Off-street parking and loading

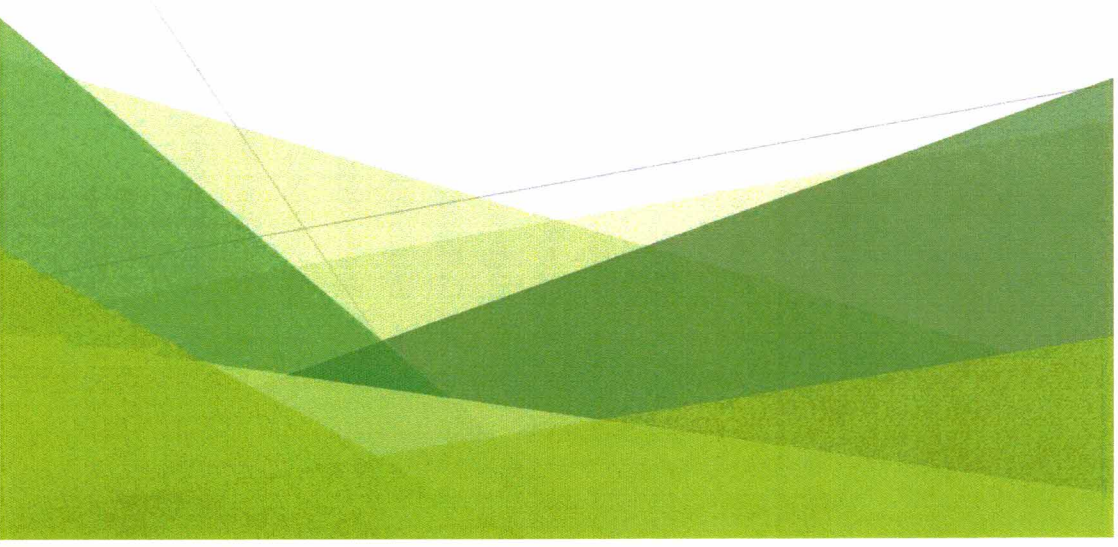
Open Space

- ▶ No more than 50% can be wetlands or water bodies
- ▶ Can include:
 - ▶ Riparian areas, wetlands, streams, and other water resources and buffers for those resources;
 - ▶ Critical or high-quality habitat areas, including areas identified as the highest statewide or eco-region importance by the NH Fish and Game's Wildlife Action Plan, and buffers or supporting landscapes to these areas;
 - ▶ Significant stands of trees or significant individual trees;
 - ▶ High-quality soil resources (forest or agricultural soils);
 - ▶ Cultural and historic resources (e.g., stone walls, historic structures);
 - ▶ Existing trails;
 - ▶ Areas that connect to undeveloped open space on adjacent properties;
 - ▶ Ridgelines, particularly those that continue through the parcel;
 - ▶ Viewshed areas; and
 - ▶ Water supply protection areas.



Open Space (continued)

- ▶ Design must conform to Subdivision Regulations
- ▶ Allowable uses include:
 - ▶ Forest management;
 - ▶ Agricultural cultivation;
 - ▶ Passive (non-motorized) trails and recreational uses;
- ▶ Additional uses limited to 15% of open space maximum include:
 - ▶ Animal husbandry;
 - ▶ Active outdoor recreational uses;
 - ▶ Parking areas for access to designated open space;
 - ▶ Support facilities for the development (wells, septic, etc.);
 - ▶ Individual or group wells, septic, stormwater transmission.



Open Space (continued)

- ▶ Protection and Management should include:
 - ▶ Boundaries must be identified and marked;
 - ▶ Prior to any sale, Open Space must be protected or controlled by:
 - ▶ Deed restriction or conservation easement; or
 - ▶ Transfer to the municipality as open space.
 - ▶ Management Plan should include:
 - ▶ Identify the entity assuming responsibility;
 - ▶ Detailed standards and schedules for maintenance of the Open Space; and
 - ▶ Allows for Municipal maintenance and cost recovery if responsible party defaults.
- ▶ If property is under a conservation easement held by Town or third party, a stewardship fee to be collected and held in a trust account.

Phased Development

- ▶ Intended to be constructed in phases over time by Developer or as directed by the Planning Board
- ▶ Phasing Plan should include:
 - ▶ The methods to be used during construction to control erosion and sedimentation through use of sediment basins, mulching, matting, temporary vegetation, or covering of soil stockpiles.
 - ▶ The approximate size and location of portion(s) of the parcel to be cleared at any given time and length of time of exposure.
 - ▶ The required public improvements, if any, and how such improvements to be integrated into the phased construction.
 - ▶ The proposed total period of time over which full build-out of the development shall occur.
- ▶ Developer can request an extension of up to two years for a specific phase
- ▶ Failure to meet phasing deadlines can result in voiding of approvals

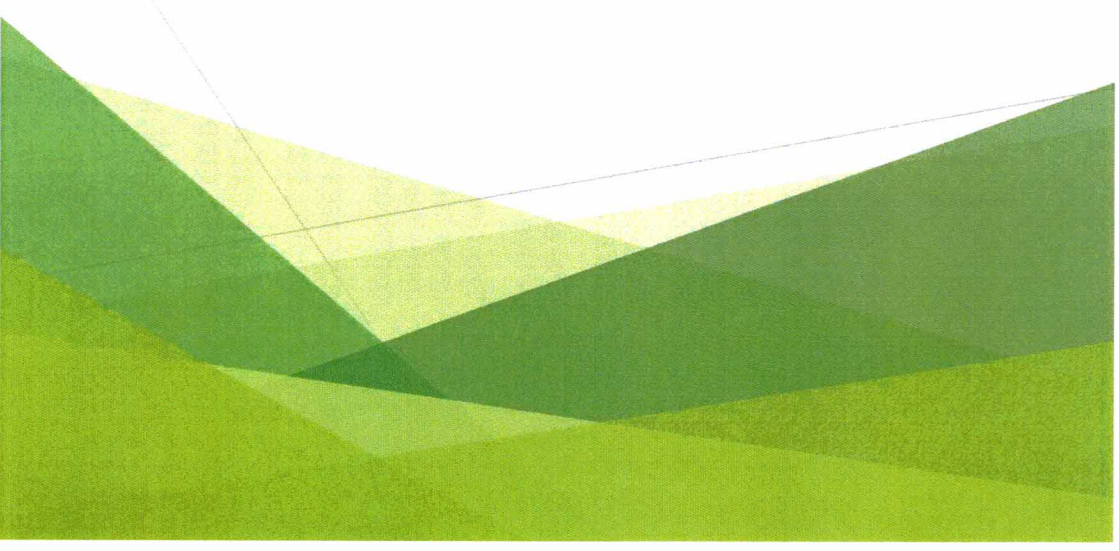


Phased Development (continued)

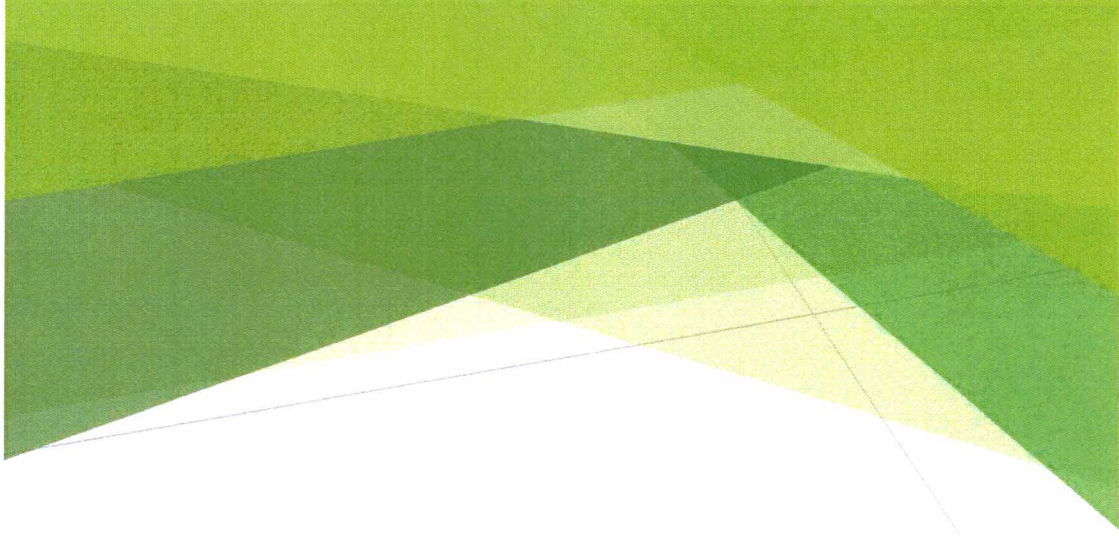
- ▶ Planning Board may waive or modify the phasing schedule, based on:
 - ▶ The extent to which review of the development in its totality is logical and reasonable due to the degree to which the proposed phases are well integrated;
 - ▶ The extent to which phasing will benefit the Town by mitigating and making more predictable the impacts of the complete development upon community facilities, services, utilities and other Town goals as set forth in the Master Plan;
 - ▶ The degree to which the integration of the phases, as described above, would make private investment in such improvements unlikely;
 - ▶ The extent to which the proposed phasing schedule represents a realistic timeline for active and substantial development progressing at a steady pace;
 - ▶ The total length of time proposed, and the degree of unpredictability or Board uncertainty involved, with respect to whether a later phase or phases will continue to meet current regulations, at the time of construction, and in light of potential changed conditions.
- ▶ Later phases shall be “vested” against changes in land use ordinances if proceeding based on the approved phasing schedule
- ▶ Applicant can request an extension of up to two years if they anticipate an inability to meet phase schedule
- ▶ Failure to meet phase schedule, approvals shall be voided

Additional Overlay Issues

- ▶ Projects are subject to review of potential regional impacts
- ▶ Streets and utilities must comply with Subdivision Regulations
- ▶ Provisions apply to sequential subdivisions
- ▶ Covenants, condominium documents, easements and/or deed restrictions must be submitted to Town Counsel for legal review



Questions?





Town of Hopkinton

Planning Department

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

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



Town of Hopkinton Planning Department

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

HOPKINTON PLANNING BOARD NOTICE OF DECISION JANUARY 14, 2020

Notice is hereby given that the Hopkinton Planning Board met on Tuesday, January 14, 2020, at 6:00 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, and made the following decision(s):

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

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

II. Applications.

- a) Site Plan Review/ Approval Amendment #2020-01, Skytrans Manufacturing, LLC on behalf of Skyfair Inc., owner of Tax Map 221, Lot 18, located at 106 Burnham Intervale Road in the M-1 (Industrial) district. The Applicant proposed an amendment to the site plan approved by the Planning Board on October 14, 2003, for the purpose of expanding the outside equipment storage area.

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).

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).

- b) 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 proposed a two (2) lot subdivision, creating one (1) new lot.

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).

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).

III. 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



Town of Hopkinton

Planning Department

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

HOPKINTON PLANNING BOARD MINUTES JANUARY 28, 2020

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

Chairman Bruce Ellsworth opened the public hearing at 6:00 PM on Tuesday, January 28, 2020, in the Hopkinton Town Hall, 330 Main Street, Hopkinton, to review and take action on the following proposed amendments to the Hopkinton Zoning Ordinance.

- a) Amend Section III, Table of Uses 3.6.A.2 changing Two-Family Dwelling from a use permitted by special exception to a non-permitted use in the B-1 (commercial) district.
- b) Amend Section III, Table of Uses 3.6.A.3 changing Multi-Family Dwelling from a use permitted by special exception to a permitted use in the B-1 (commercial) district.
- c) Amend Section III, Table of Uses 3.6.A.7 changing Congregate Care Housing from a use permitted by special exception to a permitted use in the B-1 (commercial) district.
- d) Amend Section III, Table of Uses 3.6.A.8 changing Affordable Housing from a non-permitted use to a permitted use in the B-1 (commercial) district.
- e) Amend Section III, Table of Uses 3.6.C.3 changing Commercial Riding Stables and Riding Trails from a non-permitted use to a permitted use in the B-1 (commercial) district.
- f) Amend Section III, Table of Uses 3.6.C.5 changing Recreational Camping/Tenting Parks and Recreational Camping Vehicles from a non-permitted use to a use permitted by special exception in the B-1 (commercial) district.
- g) Amend Section III, Table of Uses 3.6.D.3 changing Year-Round Greenhouse or Farm Stand from a use permitted by special exception to a permitted use in the B-1 (commercial) district.
- h) Amend Section III, Table of Uses 3.6.E.3 changing Childcare Daycare Nursery, Childcare Group Daycare Center, Childcare Preschool Program, and Childcare School-age Program from a use permitted by special exception to a permitted use in the B-1 (commercial) district.

- i) Amend Section III, Table of Uses 3.6.E.5 changing Non-profit Lodges, Fraternal and Membership Organizations from a use permitted by special exception to a permitted use in the B-1 (commercial) district.
- j) Amend Section III, Table of Uses 3.6.E.10 changing Non-profit Country, Hunting, Fishing, Tennis, or Golf Club without Liquor License from a use permitted by special exception to a permitted use in the B-1 (commercial) district.
- k) Amend Section III, Table of Uses 3.6.F.16 changing Indoor and Outdoor for Profit Recreation Establishment or Clubs from a use permitted by special exception to a permitted use in the B-1 (commercial) district.
- l) Amend Section III, Table of Uses 3.6.F.20 changing Adult Uses from a use permitted by special exception to a non-permitted use in the B-1 (commercial) district.
- m) Amend Section III, Table of Uses 3.6.F.21 changing Self-Service Storage Facility from a use permitted by special exception to a permitted use in the B-1 (commercial) district.
- n) Amend Section III, Table of Uses 3.6.G.10 by replacing the words Laundry, Dry Cleaning Plant with Laundry Dry Cleaning Plant and changing the use from a use permitted by special exception to a non-permitted use in the B-1 (commercial) district.
- o) Amend the Zoning Map of the Town of Hopkinton, New Hampshire by rezoning from M-1 (industrial) to B-1 (commercial) two (2) specific areas located near the Henniker/Hopkinton Town Line, along Maple Street (Route 127) and Routes 202/9, shown on Tax Map 210 as Lots 3, 18, 18.01, 19, 19.1, 20, 21, 24, 25.1, 25.2 and 26, and on Tax Map 211 as Lots 7, 8, 9 and 9.01.
- p) Amend the Zoning Ordinance by Insert a new Section XIX entitled Commerce and Community Overlay District (CCOD). The overlay district is to include properties located near the Henniker/Hopkinton Town Line, along Maple Street (Route 127) and Routes 202/9, in one of the new B-1 (commercial) districts, shown on Tax Map 210 as Lot 3 and on Tax Map 211 as Lots 7, 8, 9 and 9.01. Amendment will require changing the numerical sequence of the remaining sections of the Zoning Ordinance.

Select Board member Steven Whitley provided a brief overview of what resulted in the proposed amendments, which included the formation of a Municipal Technical Assistance Grant group (MTAG) with the assistance of Plan NH. The Town received funding from Plan NH to review housing opportunities and to identify ways to diversify housing types. In particular, the group found that there are few opportunities for those that wish to buy a starter home or want to downsize to a smaller home. As part of the process, the MTAG group interviewed various people throughout the Town asking questions about housing in Hopkinton and what they envision for Hart's Corner (Route 127-Maple Street/Route 202/9, near Hopkinton/Henniker Town Line). The MTAG group then discussed the results of the interviews or findings to determine what changes would be necessary to the zoning and other land-use regulations to allow for a variety of housing opportunities. The group worked with Planning Director Karen Robertson and other consultants to develop proposed changes to the Zoning Ordinance to implement those findings.

MTAG participant Cindy Garland noted that the group also considered various types of businesses in the community, asking those interviewed what they would like the Town to look like in the future. Furthermore, when considering the land at Hart's Corner, the group found that based on the topography of the area, the construction of new businesses in the area will most likely be limited. So, the group considered the area as an appropriate location for a variety of housing with supported retail and service establishments.

Planning Board member and MTAG participant Anna Wells offered information concerning the Plan NH grant. She explained how the focus of the grant was to assist in expanding types of diversified housing in Hopkinton. When the MTAG group began its work, they found, in addition to housing, that there was interest in the development of a broader commercial tax base. The group agreed that Hart's Corner is an appropriate location as the Town had already designated the area as a Tax Increment Financing (TIF) district.

Planning Board member and MTAG participant Greg Sagris reiterated that the interviews were with over 40 people with various backgrounds, ages, some with children, and others without children. When discussing housing, whether downsizing or retirement, those interviewed suggested that these types of accommodations are not available in Hopkinton. In fact, based on the current zoning, Hopkinton does not provide opportunities for the diversified housing stock needed for those that want starter homes, homes to downsize into, or for retirement.

Mrs. Well then provided a brief overview of the proposed rezoning of an area near Rowell Bridge along Route 127. When reviewing the opportunities for Hart's Corner, the MTAG group also considered surrounding under-utilized open land that could serve as a gateway into the Village. The goal is to bring more vitality to the area by utilizing the existing natural resources that provide opportunities for recreational activities such as the river and Elm Brook. As an example, an illustration of an artisan's park in Windsor, Vermont, was shown in a hand-out provided. The property in Windsor has similar characteristics to the West Hopkinton area. The illustration shows various primary and accessory development areas for businesses (cheese company, brewery, glassworks, outfitters, sculpture park, and productive farmland).

Mr. Sagris suggested that the recreational opportunity, such as hiking, kayaking, and horseback riding, may draw people off of Route 202/9 and Interstate 89, which could eventually lead to more people using the businesses in Village.

Planning Board member Clarke Kidder agreed that expanding beyond Hart's Corner to West Hopkinton makes sense given the fact that the area was once a small village with a post office.

Sienna Larson expressed safety concerns with the intersection of Routes 202/9 and 127. Mr. Whitley concurred and advised that road improvements for the intersection are currently on the New Hampshire Department of Transportation's (NHDOT) 10-year plan. Mrs. Well further explained that engineering is scheduled to begin in the year 2022, and Hopkinton's development efforts in the area will heighten the importance of improving the intersection. For further information, Mrs. Wells welcomed everyone to a joint Hopkinton and Henniker Economic Development Committee meeting on February 20th at 6:00 PM. A representative from NHDOT will be present to discuss improvements to the intersection.

Resident Rob Dapice, formerly of Plan NH, believed that the MTAG group had accomplished the goals of the grant. He encouraged the Planning Board to move the proposed amendments to Town Meeting.

Brian Dell'Orfano, representing the Bedford Development Corporation, owner of properties located near Rowell Bridge, advised of his group's efforts in considering various options for the area but have had a difficult time finding a use that they believe would fit within the character of the Hopkinton. Mr. Dell'Orfano suggested that unless there is a concerted effort to bring infrastructure (public water/sewer) to the area, everything that has been considered is not feasible. Other uses considered include a brewery, solar, and destination retail.

Mr. Dell'Orfano also informed those present that the owners of the hydroelectric facility, across the street, have easements across the former Paper Mill site. Therefore, he suggested that any development of the site will have to align with the use of the property by the hydroelectric facility. Lastly, Mr. Dell'Orfano indicated that changing from the B-1 district and, therefore, no longer allowing industrial uses will further restrict his property.

MTAG participant Louise Carr inquired about the specific B-1 use changes that would restrict further development in the area. In response, Mr. Dell'Orfano stated that while the uses in the B-1 district allow more choices, it will prohibit manufacturing. Mr. Whitley agreed, explaining that when considering the rezoning of the area, the MTAG group recognized that the change would no longer permit manufacturing in the area. At the same time, the group believed that the shift to B-1 would expand opportunities.

Resident Denis Goddard recognized the need to expand the Town's tax base. However, he expressed concern with "simple planning" practices – "the inherent unavailability of all of the information required to make detailed projections about the future in an organic system."

Mr. Goddard questioned whether there was anyone present in which the uses for their property were changing from permitted to non-permitted. In response, Chairman Ellsworth noted that property owners had been provided notice of the proposed amendments. At this time, Mr. Dell'Orfano and Mr. Rose indicated that they had not received notification. Mr. Dell'Orfano stated that he was not previously made aware of the proposed changes. Mrs. Robertson responded that not everyone in the M-1 district was required to have been notified; however, those affected were sent a notice. Mr. Goddard expressed disappointment that everyone had not been noticed of the hearing.

Chairman Ellsworth clarified the quorum of voting members, stating that based on seniority alternate Clarke Kidder will be a voting member and that the most junior alternate Greg Sagris will be a non-voting member.

At this time, the Board briefly discussed whether the rezoning of Hart's Corner and the Rowell Bridge area should be independent questions on the ballot. However, some were concerned that separating the amendment from that posted may invalidate the amendment. Following further discussion, the Board agreed to vote on the amendment as displayed on the public notice, recommending that the rezoning of Hart's Corner and the Rowell Bridge area be shown as separate amendments on the ballot. By doing so, it will give voters the option of approving one district and not the other.

The Planning Board then voted unanimously in favor (Kidder, Wells, Bradstreet, Hemingson, Fredyma, Wilkey, and Ellsworth) of moving all amendments forward; again, with the understanding, if permitted, the rezoning of Hart's Corner and the Rowell Bridge area will be listed as separate amendments on the ballot.

Mrs. Bradstreet, seconded by Mrs. Hemingson, moved to recommend the adoption of all amendments as presented. Mrs. Bradstreet followed up with a change to the motion to request that the Planning Board's attorney review separating the rezoning of the Hart's Corner and Rowell Bridge areas, so the public will have an opportunity to vote on both areas of the rezoning. Mrs. Hemingson seconded the change to the motion. The Board voted unanimously in favor (Kidder, Wells, Bradstreet, Hemingson, Fredyma, Wilkey, and Ellsworth) of the motion as amended.

Chairman Ellsworth declared the public hearing adjourned at 7:45 PM.

Karen Robertson
Planning Director



Town of Hopkinton

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

PLANNING BOARD APPLICATION

\$265 CK 165
JAN 17 2020

- ☒ 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 / 1 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: _____ ☐ 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

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.

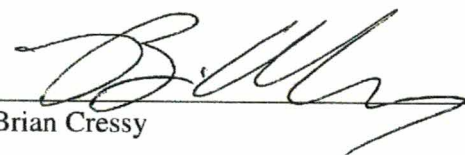
Meaning and intending to describe and convey the same premises conveyed to Brian Cressy by virtue of a Warranty Deed from Russell C. Day, Trustee of The Russell C. Day 2013

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.

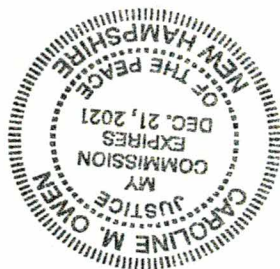
No transfer tax per NH RSA 78-B:2 (XXII).


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:





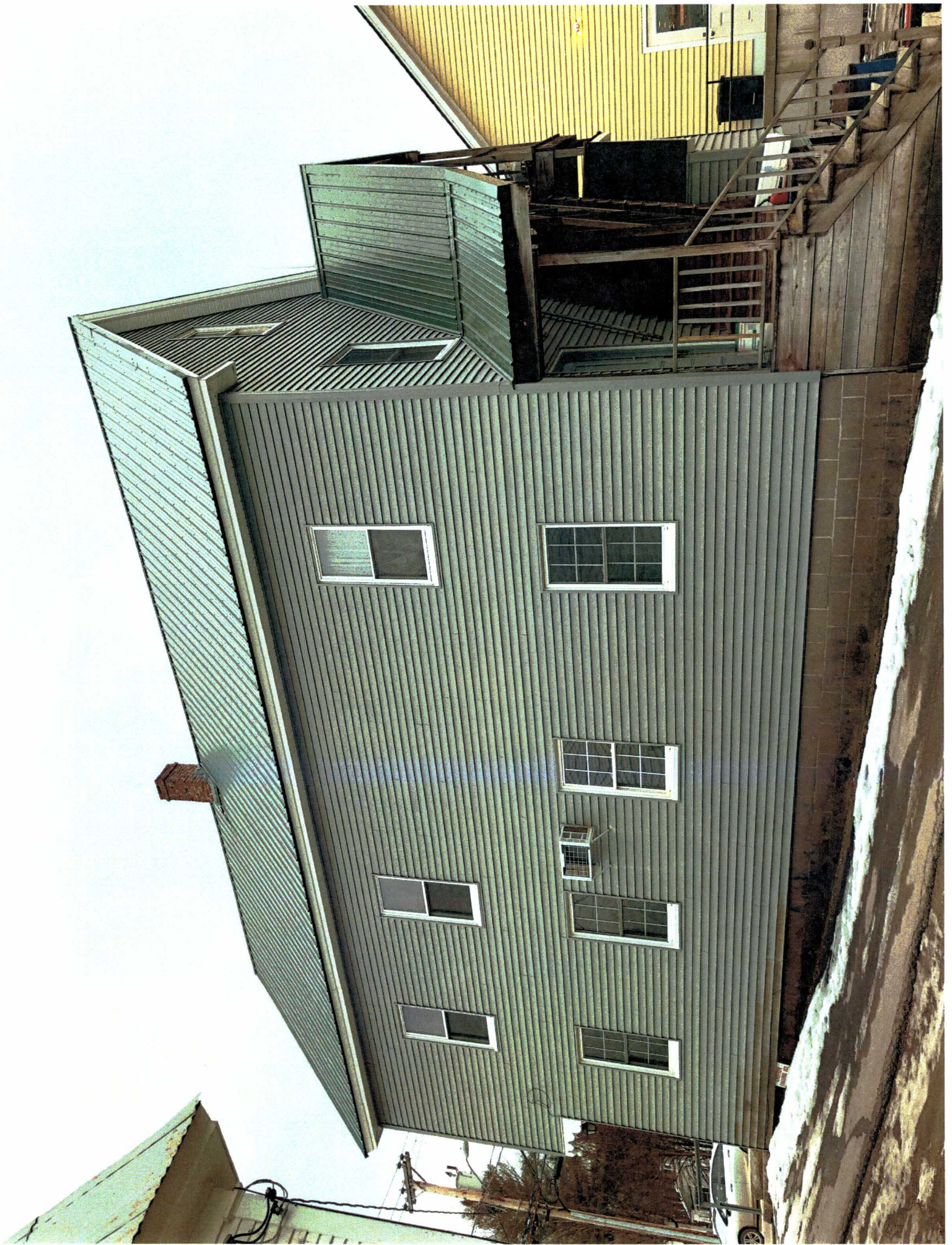
NO PARKING
IN FRONT OF
THIS HOME
ANY TIME

12

CAUTION
FALLING ICE

PERMIT TO
PARKING





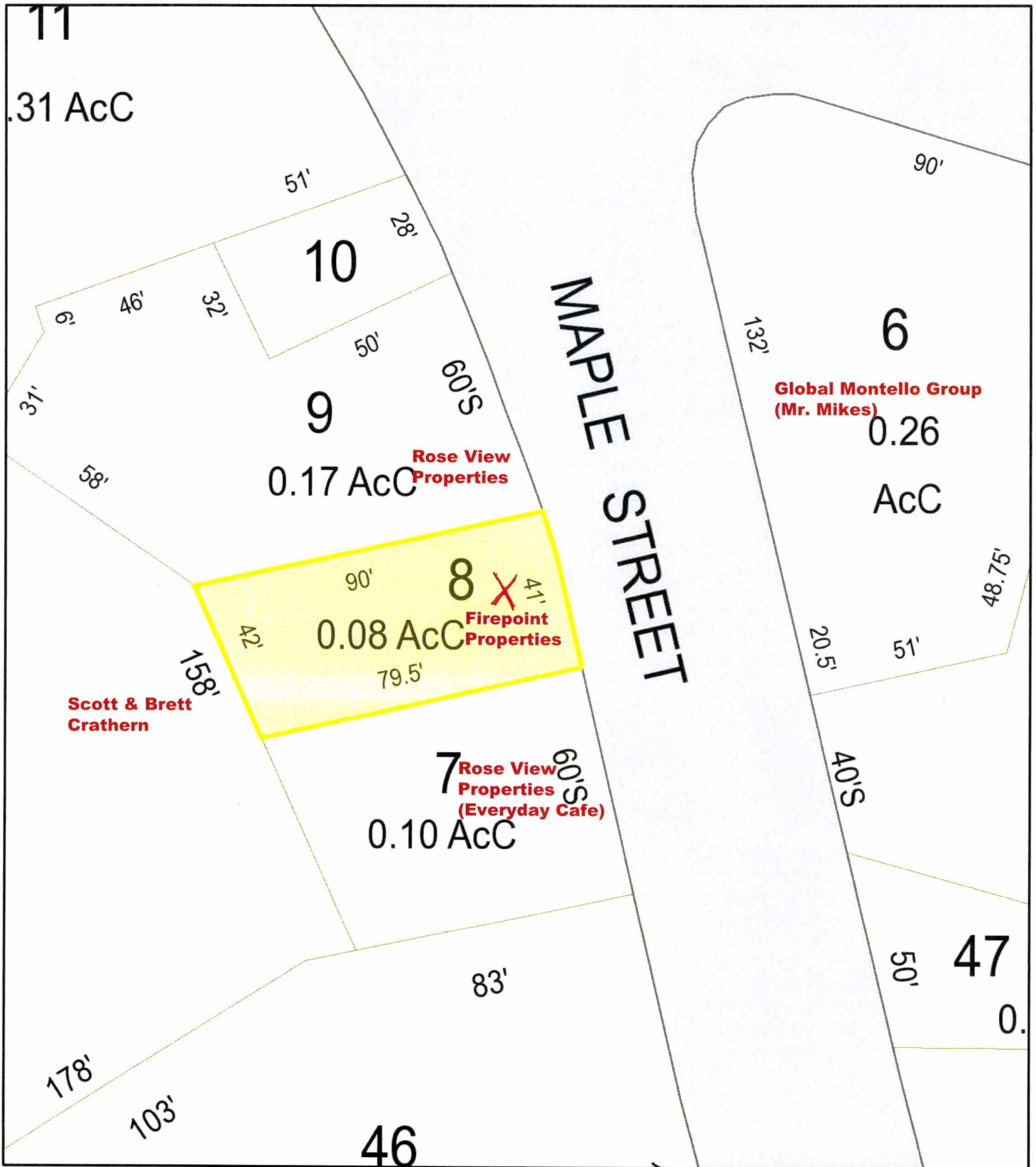


Hopkinton, NH

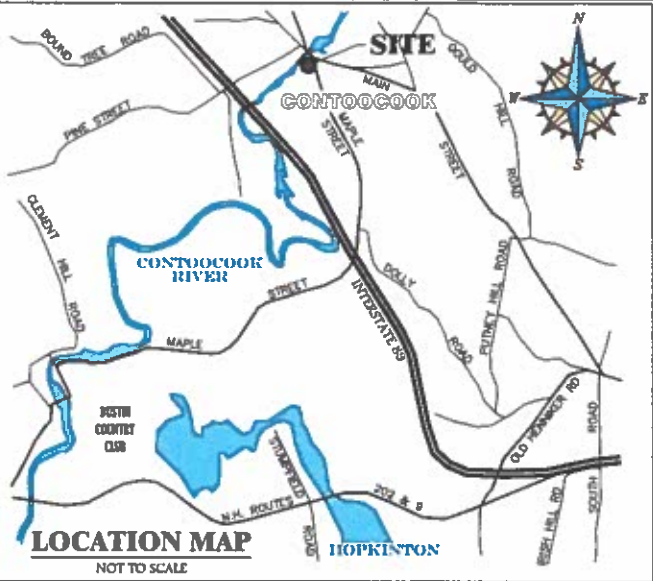
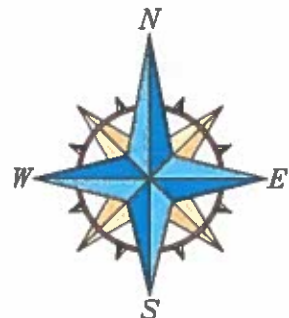
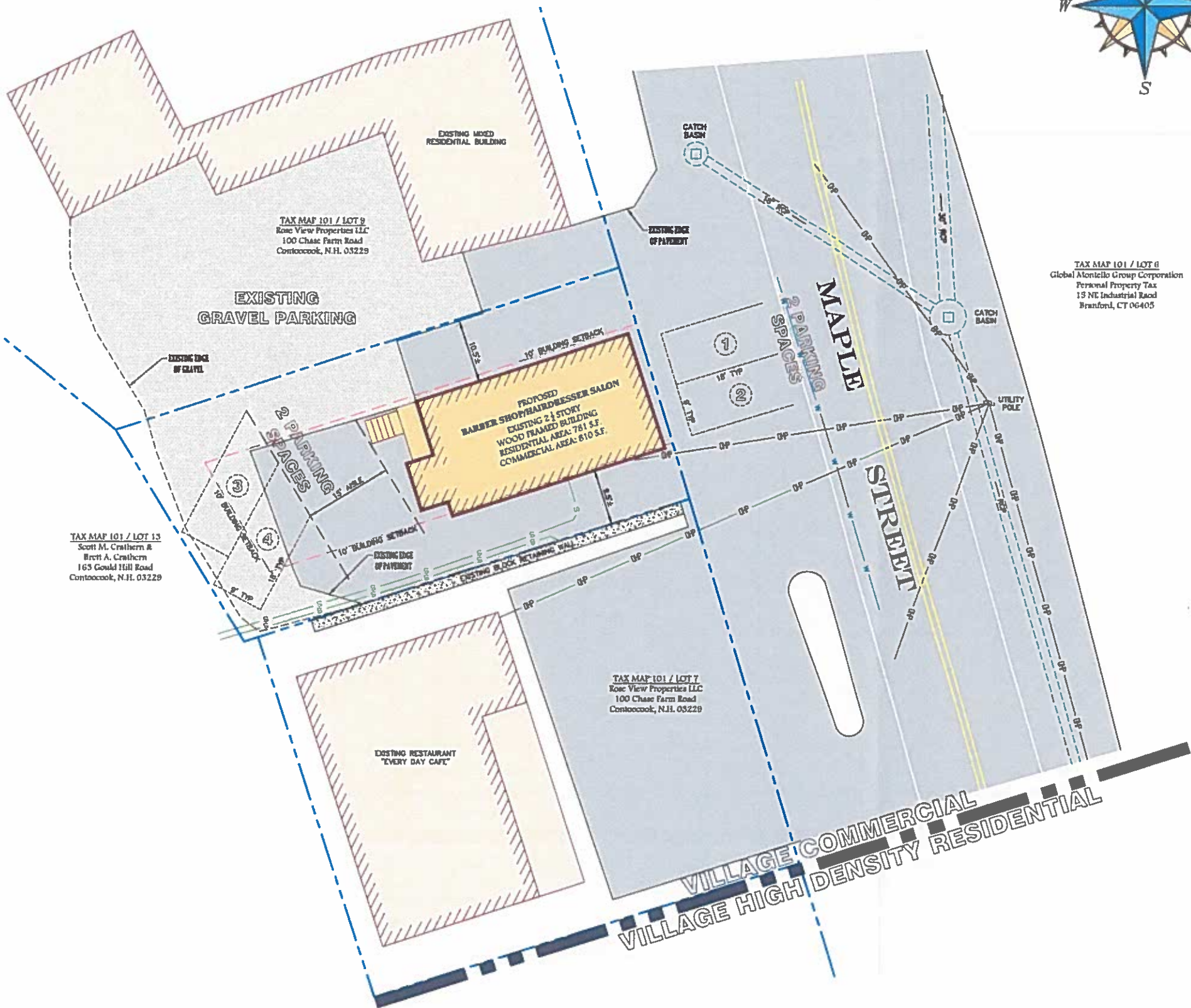
1 inch = 34 Feet



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.



LEGEND



NOTES

- 1. 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.
- 2. THIS PLAN HAS BEEN COMPILED FROM DATA OBTAINED FROM PLAN REFERENCES, NIAGRANT 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.
- 3. OWNER OF RECORD: FIREPOINT PROPERTIES LLC, P.O. BOX 254, HOPKINTON, N.J. 08229. DEED: BOOK 9644 / PAGE 2232.
- 4. PROPERTY IS LOCATED IN THE VILLAGE COMMERCIAL (VB-1) DISTRICT:
 - MINIMUM LOT SIZE: 7,500 S.F.
 - MINIMUM FRONTAGE: 90'
 - DEPTH: 100'
 - FRONT SETBACK: 0'
 - SIDE SETBACK: 10'
 - REAR SETBACK: 10'
 - MAX. BUILDING HEIGHT: 33'
 - MAX. BUILDING COVERAGE: 60%
- 5. THE TRACT IS LOCATED WITHIN THE 0.2% ANNUAL FLOOD HAZARD ZONE PER NIAGRANT GIS.
- 6. SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
- 7. 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.
- 8. SOLID WASTE TO BE THE RESPONSIBILITY OF TENANTS.

PLAN REFERENCES

- 1. 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.
- 2. REFERENCE PLAN ENTITLED "PROPERTY OF KIMIN, 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.J. 08280
Phone: (609) 525-9114
acengineering@gmail.com

OWNER:

Firepoint Properties LLC
P.O. Box 254
Hopkinton, N.J. 08229
Book 9644 / Page 2232

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



DATE:
1-31-20

DWG:
2004-BASE