



Town of Hopkinton

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HOPKINTON PLANNING BOARD MINUTES JANUARY 29, 2019

The Hopkinton Planning Board held a public hearing on Tuesday, January 15, 2019, in Hopkinton Town Hall, 330 Main Street, Hopkinton, NH, to review proposed amendments to the Hopkinton Zoning Ordinance. Members present: Chairman Bruce Ellsworth, Vice Chairman Michael Wilkey, Richard Steele, and Jane Bradstreet. Absent: Celeste Hemingson, Ex-Officio Sabrina Dunlap, James Fredyma, and alternates Timothy Britain and Clarke Kidder. Staff present: Planning Director Karen Robertson.

Public Hearing – Chairman Ellsworth opened the public hearing on proposed amendments to the Hopkinton Zoning Ordinance. A complete text of the proposed amendments was available at Town Hall and on the Town’s website www.hopkinton-nh.gov.

- a) Amend Section III Establishment of Districts and Uses, **3.12 Accessory Dwelling Units (ADU)** to allow a detached ADU provided the property owner agrees to and demonstrates compliance with conditions.
- b) Amend Section III Establishment of Districts and Uses, inserting **3.13 Solar Energy Systems Ordinance** that will accommodate solar energy systems, while considering the impacts and benefits of siting solar in Hopkinton.
- c) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.D.7 Primary Agriculture Solar Energy System** as a use requiring a Conditional Use Permit in all zoning districts.
- d) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.F.21 Commercial Solar** as a use requiring a Conditional Use Permit in all zoning districts.
- e) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.H.20 Accessory Residential Solar Energy System** as a use permitted in all zoning districts.
- f) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.H.21 Accessory Agricultural Solar Energy System** as a use permitted in all zoning districts.

Subject to review and approval.

- g) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.H.22 Accessory Commercial Solar Energy System** as a use requiring a Conditional Use Permit in all zoning districts.
- h) Amend Section III Establishment of Districts and Uses, Table of Uses 3.6, inserting **3.6.H.23 Shared Solar Energy System** as a use requiring a Conditional Use Permit in all zoning districts.
- i) Amend Section III Establishment of Districts and Uses, 3.6 Use Regulations, inserting **3.6.1(e) Uses authorized by Conditional Use Permit**. Uses denoted by the letter “C” in the Table of Uses shall obtain a Conditional Use Permit from the Planning Board. A Conditional Use Permit may not establish a use specifically prohibited by this Ordinance.
- j) Amend Section II Definitions, inserting **2.1.C.4.a Conditional Use Permit**: A conditional method to permit uses that are consistent with the intent of the underlying zoning district, as indicated by the Table of Uses in Section III or as otherwise indicated in this Ordinance. A Conditional Use Permit shall be administered by the Planning Board, pursuant to RSA 674:21, to ensure that conditional use opportunities do not adversely impact neighboring properties, and are consistent with the health, safety and welfare of the public.

Mrs. Robertson noted that this is the third and final public hearing. Proposed amendments must be provided to the Town Clerk no later than Tuesday, February 5, 2019.

There were no members of the public present.

Motion made by Jane Bradstreet, seconded by Rich Steele, to **RECOMMEND** the proposed amendments concerning Accessory Dwelling Units (3.12). Motion carried unanimously in the affirmative (Bradstreet, Steele, Wilkey, and Ellsworth).

Motion made by Michael Wilkey, seconded by Jane Bradstreet, to **RECOMMEND** the proposed amendments concerning Solar Energy Systems Ordinance (3.13). Motion carried unanimously in the affirmative (Bradstreet, Steele, Wilkey, and Ellsworth).

Motion made by Michael Wilkey, seconded by Jane Bradstreet, to **RECOMMEND** the proposed amendment that will define a “conditional use permit” (2.1.C.4.a). Motion carried unanimously in the affirmative (Bradstreet, Steele, Wilkey, and Ellsworth).

Chairman Ellsworth declared the public hearing adjourned at 6:45 PM.

Karen Robertson
Planning Director