



# Town of Hopkinton

---

330 Main Street • Hopkinton, New Hampshire 03229 • [www.hopkinton-nh.gov](http://www.hopkinton-nh.gov)

Tel: 603-746-3170

Fax: 603-746-3049

## HOPKINTON PLANNING BOARD

### MINUTES

FEBRUARY 13, 2018

Members present: Vice Chairman Michael Wilkey, Ex-Officio Jim O'Brien, Jane Bradstreet, Celeste Hemingson, and Alternate Jim Fredyma. Absent: Chairman Bruce Ellsworth, Cettie Connolly, Rich Steele, and Alternates Clarke Kidder and Timothy Britain. Staff present: Planning Director Karen Robertson.

---

**I. Call to Order.** Vice Chairman Wilkey called the meeting to order at 6:35 PM in the Hopkinton Town Hall. Due to the absence of regular members, Mr. Fredyma was designated as a voting member.

**II. Review of the Minutes of January 9, 2018.**

Jim Fredyma, seconded by Jim O'Brien, moved to **APPROVE** the Minutes of January 9, 2018 as presented. With five members voting, three voted in favor (O'Brien, Fredyma and Wilkey) and two voted in abstention (Bradstreet and Hemingson). Vote: 3-0-2

Jim Fredyma, seconded by Jim O'Brien, moved to **APPROVE** the Notice of Decision of January 9, 2018 as presented. With five members voting, three voted in favor (O'Brien, Fredyma and Wilkey) and two voted in abstention (Bradstreet and Hemingson). Vote: 3-0-2

**III. Conceptual Consultations.** There were no conceptual consultations.

**IV. Applications.** A public hearing will immediately follow if the application is accepted as complete.

**Site Plan Review (#2018-2)** Walter Fredette addressed the Board on behalf of his wife, who was unable to attend, for Site Plan Review to operate a hair salon as a home business. The property is located at 498 Stickney Hill Road, Tax Map 266, Lot 11.1, R-3 District.

Vice Chairman Wilkey inquired about changes to outdoor features, and whether the Applicant was familiar with the Sign Ordinance. Mr. Fredette responded that there will be no exterior changes to the property, and that he is aware of the maximum size of 4-square feet allowed for the sign. The sign is expected to be located at the end of the driveway.

Mr. Fredette explained the location and size of the parking, estimating that two vehicles could easily park in front of the salon. He further noted that the entrance to the walk-out basement already has an existing flood light that is directed downward and lights the entrance and parking area.

Following brief discussion, Mrs. Robertson noted that that the Ordinance requires two parking spaces for the residence and one space for the home business.

Vice Chairman Wilkey noted that Zoning Board of Adjustment, at their February 6th meeting, granted a Special Exception for the operation of the home business.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **ACCEPT** Application #2018-2 as complete and for consideration. Motion carried unanimously in the affirmative (O'Brien, Fredyma, Wilkey, Bradstreet and Hemingson). Vote: 5-0-0

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

Mrs. Hemingson inquired about the design of the proposed sign. In response, Mr. Fredette presented a sketch showing the size and design of the sign, explaining that it will be designed with a dark background with antique letter or vice versa. The sign will not be lit.

Mrs. Bradstreet inquired about the time frame for opening the business. Mr. Fredette estimated four weeks and noted that the salon will need to be inspected by the State, prior to opening.

Celeste Hemingson, seconded by Jane Bradstreet, moved to **WAIVE** the requirement of a landscape plan, and **APPROVE** Application #2018-2 as presented. Motion carried unanimously in the affirmative (O'Brien, Fredyma, Wilkey, Bradstreet and Hemingson). Vote: 5-0-0

**V. Other Business.** There was no other business to come before the Board.

**VI. Adjournment.**

Jane Bradstreet, seconded by Jim Fredyma, moved to adjourn the meeting at 6:55 PM. Motion carried unanimously in the affirmative. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, March 20, 2018, at the Hopkinton Town Hall.

Karen Robertson  
Planning Director