



# Town of Hopkinton

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## HOPKINTON PLANNING BOARD

### MINUTES

MARCH 21, 2017

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

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I. **Call to Order.** Chairman Ellsworth called the meeting to order at 6:30 PM in the Hopkinton Town Hall and declared a quorum present.

II. **Review of the Minutes and Notice of Decision of January 10 and February 14, 2017.**

Mrs. Connolly, seconded by Mrs. Hemingson, moved to **APPROVE** the Minutes of January 10, 2017, as presented. Motion carried unanimously in favor (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

Mrs. Hemingson, seconded by Mrs. Bradstreet, moved to **APPROVE** the Minutes of February 14, 2017, as presented. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

III. **Conceptual Consultations.**

There were no conceptual consultations.

IV. **Applications**

Lot Line Adjustment #2017-01, Andrew & Lori Jennison and H. Dean Associates, LLC, to annex 37,428 sq. ft. of Lot 1.9 (H. Dean Assoc.) to Lot 1.8 (Jennison), located off Wildwood, shown on Tax Map 223 as Lots 1.8 & 1.9, R-4 district.

Dan Mullen of Richard Bartlett & Associates advised that after the lot line adjustment Lot 1.8 will contain 3.89 acres and Lot 1.9 will contain 3.20 acres. The minimum contiguous area of both parcels will exceed requirements. Lot 1.8 currently has an existing single-family home and Lot 1.9 remains vacant.

Andrew Jennison, an owner of Lot 1.9, noted his intention in the lot line adjustment is to prevent a structure from being built in close proximity of his home.

Mr. O'Brien, seconded by Mrs. Hemingson, moved to **ACCEPT** Application #2017-01 as complete and for consideration. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

Chairman Ellsworth declared the public hearing portion of the meeting closed as there was no one present to provide public testimony.

Mrs. Hemingson, seconded by Mrs. Bradstreet, moved to **APPROVE** Application #2017-01 as presented. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

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*Subject to review and approval.*

**V. Master Plan**

- a. Michael Tardiff, Executive Director of the Central NH Regional Planning Commission (CNHRPC) provided a brief overview of the draft Population and Economics Chapter.

Planning Board accepted the draft as presented and agreed to schedule a public hearing for Tuesday, April 11, 2017, to adopt the chapter as an amendment to the 2002 Hopkinton Master Plan.

- b. Planning Board deferred review of a draft of the Conservation, Preservation and Open Space Chapter; however, did agree to initiate assistance from Central NH Regional Planning Commission in revising the associated maps.
- c. Mr. Tardiff provided a brief overview of the CNHRPC's role in updating the Transportation Chapter. After receiving comments from the Board as to the elements that they would be interested in including in the Chapter, Mr. Tardiff agreed to provide the Board with an outline for review at a future Board meeting.

**VI. Other business, if any.**

- a. The intersection of Route 202/9, Hopkinton/Henniker Town Line.

CNHRPC is facilitating a joint meeting with Hopkinton/Henniker and a NH DOT Engineer concerning necessary improvements to the intersection of Route 202/9 at the Hopkinton/Henniker Town Line. The meeting is tentatively scheduled for Monday, April 10, 2017, in the Town of Henniker. The time and location in Henniker have yet to be determined.

- b. Appointment of Planning Board Chair and Vice Chair.

Mrs. Hemingson, seconded by Mrs. Connolly, moved to **RE-APPOINT** Bruce Ellsworth as Chairman of the Planning Board. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

Mrs. Bradstreet, seconded by Mrs. Hemingson, moved to **RE-APPOINT** Michael Wilkey as Vice Chairman of the Planning Board. Motion carried unanimously (O'Brien, Bradstreet, Hemingson, Connolly, Fredyma and Ellsworth). Vote: 6-0-0

**VII. Adjournment.**

Chairman Ellsworth declared the meeting **ADJOURNED** at 7:35 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, April 11, 2017, at the Hopkinton Town Hall.

Karen Robertson  
Planning Director