



# Town of Hopkinton

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## HOPKINTON PLANNING BOARD MINUTES APRIL 11, 2017

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

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**I. Call to Order.** Chairman Ellsworth called the meeting to order at 6:30 PM in the Hopkinton Town Hall. Due to the absence of regular members, Mr. Fredyma and Mr. Kidder were designated as voting members.

### **II. Review of the Minutes and Notice of Decision of March 21, 2017.**

Mrs. Hemingson, seconded by Mrs. Bradstreet, moved to **APPROVE** the Minutes of March 21, 2017, as presented. With six members voting, five voted in favor (Bradstreet, Hemingson, Wilkey, Fredyma and Ellsworth) and one voted in abstention (Kidder). Vote: 5-0-1

Mrs. Hemingson, seconded by Mrs. Bradstreet, moved to **APPROVE** the Notice of Decision of March 21, 2017, as presented. With six members voting, five voted in favor (Bradstreet, Hemingson, Wilkey, Fredyma and Ellsworth) and one voted in abstention (Kidder). Vote: 5-0-1

### **III. Conceptual Consultations.**

Michael Martin, owner of property at 103 Emerson Hill Road, addressed the Board presenting a draft survey of his property. The property consists of 5.2 acres (3-tracts) with approximately 850 feet of road frontage off Route 127 (Maple Street) and 300 feet of road frontage off Emerson Hill Road. Additionally, there is an existing residence that fronts on Emerson Hill Road.

Mr. Martin questioned which formula would be applicable in determining the potential number of affordable housing units that could be constructed on his property. In particular, Mr. Martin referenced subsection 16.4 indicating that, "the Planning Board is authorized to review and approve plans for affordable housing in the same manner specified in Section 8.4.1 of this Ordinance or Sections 9.4 or 9.5, as applicable, unless modified by this section." Given that the dwelling unit density formula in Section XVI differs from the formula in Section VIII, Mr. Martin questioned which formula would be applicable.

Mr. Martin noted that in addressing Conservation Subdivisions in the Zoning Ordinance, the objective is to "encourage flexibility and creativity in design of developments". He suggested that the objective is important when considering the fact that he is proposing affordable housing that will front on a State road that is not required to be maintained by the Town. Mr. Martin indicated that the creation of affordable housing on a road that is not required to be maintained by the Town should be considered a valuable asset to the Community.

In response to Mrs. Hemingson's question as to which formula Mr. Martin believed to be most beneficial to his proposal, Mr. Martin explained how he calculated a density of a maximum of three (3) lots for the construction of single-family residences. He suggested that there would be two (2) driveways off Route 127, which he believed would be the maximum number allowed by the State; therefore, it is anticipated that it would be necessary for one (1) lot to have a common drive.

Following brief discussion, the Planning Board asked that Mr. Martin develop a specific proposal and provide a legal opinion from his counsel as to which formula would be applicable.

#### IV. Applications

**Lot Line Adjustment #2017-02**, Anthony N. Quinn and Shirley D. Quinn Revocable Trusts, to annex 15,073 sq. ft. of Lot 63 to Lot 60, shown on Tax Map 239, located off Putney Hill Road and Old Putney Hill Road, R-3 district.

Timothy Bernier of T.F. Bernier, Inc., presented plans of the proposed lot line adjustment, noting that the Quinn's residence is located on Lot 63, which fronts on Putney Hill Road. The lot line adjustment is intended to square off Lot 60, which fronts on Old Putney Hill Road. Following the lot line adjustment, Lot 60 will consist of 2.187 acres and Lot 63 will consist of 4.216 acres.

Mr. Kidder, seconded by Mr. Wilkey, moved to **ACCEPT** Application #2017-02 as complete and for consideration. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

In response to an inquiry from an abutter concerning Mr. and Mrs. Quinn's intentions for Lot 60, Mr. Bernier suggested that the lot may be offered for sale as a building lot.

Mr. Wilkey, seconded by Mrs. Hemingson, moved to **APPROVE** Application #2017-02 as presented. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

**Site Plan Review #2017-03**, Michael Dutton, revisions to previously approved site plan for the veterinary clinic, 1325 Hopkinton Road, Tax Map 258 Lot 73. The site plan was originally approved on November 15, 2016.

Dr. Dutton addressed the Planning Board explaining that after further review of the existing building it has been determined that the building is in such a condition that it needs to be razed. The revised site plan is a proposed new building with relocated parking.

Jason Lacombe of SMP Architecture presented revised site plans of a newly constructed single-story structure that is to be constructed closer to the front and side lot lines; however, still meeting the setback requirements for the district. Phase I is considered the initial construction phase that includes the building of approximately 2,000 SF and the construction of thirteen (13) parking spaces. Phase II is a proposed addition of approximately 2,200 SF with six (6) additional parking spaces. All parking is to be relocated from the front of the property to the east side of the property. It is anticipated that run-off from the parking area will sheet drain to a filter strip, so as to not impact the existing

wetland. All exterior lighting is anticipated to be from building-mounted fixtures, rather than from a light pole as was proposed in the original November 2016 approved design.

Furthermore, the site design includes the installation of a new septic system and drilled well. The septic system has already been approved by NH Department of Environmental Services.

Mrs. Hemingson, seconded by Mr. Kidder, moved to **ACCEPT** Application #2017-03 as complete and for consideration. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

While paving of the parking area is permissible, the Board encouraged Dr. Dutton to consider alternatives such as hard-pack or other similar material, so to minimize the impervious surface.

On Dr. Dutton's behalf, Attorney Maria Dolder stated that while the revised floor plan does not show the two (2) apartments that had previously been anticipated, the opportunity to include the apartments still remains as the Special Exception for the residential use was approved by the Zoning Board of Adjustment and is valid for two (2) years. Following brief discussion, the Planning Board unanimously agreed that any residential use that may be included in the building design will not have to come back before the Board, unless the design includes a second-story addition.

Chairman Ellsworth opened and closed the public hearing portion of the meeting as there was no public comment.

Mrs. Hemingson, seconded by Mr. Fredyma, moved to **APPROVE** Application #2017-03, phase I and II, as presented. Motion carried unanimously (Bradstreet, Hemingson, Wilkey, Fredyma, Kidder and Ellsworth). Vote: 6-0-0

## V. Master Plan.

- a. Planning Board **DEFERRED** review of a draft of the Conservation, Preservation and Open Space Chapter.
- b. Planning Board **DEFERRED** review of a draft outline of elements to be included in Transportation Chapter.

## VI. Other business, if any.

Chairman Ellsworth and Mr. Fredyma provided a brief summary of the meeting that occurred between the towns of Hopkinton and Henniker with the NH Department of Transportation Engineer concerning the intersection of Route 202/9, at the Hopkinton/Henniker Town line.

## VII. Adjournment.

Chairman Bruce Ellsworth declared the meeting **ADJOURNED** at 7:47 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, May 9, 2017, at the Hopkinton Town Hall.

Karen Robertson  
Planning Director

In accordance with RSA 677:15, any person(s) aggrieved by any decision of the Planning Board concerning application(s) may present to the Superior Court a petition, duly verified, setting forth that such a decision is illegal or unreasonable in whole or part and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within thirty (30) days after the Board's final decision regarding the application in question has been filed and becomes available for public inspection in the Planning Office.