



# Town of Hopkinton

Planning Department

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

## HOPKINTON PLANNING BOARD

### MINUTES MAY 14, 2019

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

---

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

II. **Review of the Minutes of April 9, 2019.**

Clarke Kidder, seconded by Jane Bradstreet, moved to **APPROVE** the Minutes of April 9, 2019, as presented. Motion carried unanimously in the affirmative (Fredyma, Bradstreet, Hemingson, Wells, Kidder, and Ellsworth).

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

IV. **Applications.**

**#2019-01 Darragh Madden** addressed the Board for Site Plan Review to operate an electrical prefabrication or other light manufacturing, assembly, or storage use at property located at 672 Currier Road, owned by Irish Holdings, LLC, in the R-4 district, shown on Tax Map 258 as Lot 18.

Mrs. Robertson noted that the Zoning Board of Adjustment had granted Mr. Madden's request for a Special Exception to change a non-conforming use from manufacturing of solar panels and associated equipment to electrical prefabrication, assembly, and storage.

Mr. Madden is in the process of making exterior improvements to the building and property, noting that he has replaced the windows, and is installing new siding and a new septic system.

While the building is currently being used for storage of electrical materials, it is Mr. Madden intentions to preassemble light fixtures and to store the fixtures at the property, until they are ready for installation. He suggested that this process will allow for greater flexibility in timing for installations.

Chairman Ellsworth asked if the prefabrication and assembly is an extension or continuation of Mr. Madden's business, Irish Electric, that is located on the south side of Currier Road. Mr. Madden replied yes, indicating that the space at 672 Currier Road is also available for rent should a business be interested in the space for light manufacturing, prefabrication, assembly or storage.

---

Subject to review and approval.

Chairman Ellsworth questioned whether the building size would remain the same. Mr. Madden replied yes. He reiterated the improvements proposed to the exterior of the building, including landscaping.

Mrs. Hemingson inquired about the narrative description, included with the application, that indicated that the primary purpose is to rent the space out to another business. In response, Mr. Madden explained that he is not immediately prepared to begin the prefabrication work; instead, in the meantime, he would like the option of renting out the property to another business.

James Fredyma, seconded by Celeste Hemingson, moved to **ACCEPT** Application #2019-01 as complete and for consideration. Motion carried unanimously in the affirmative (Fredyma, Bradstreet, Hemingson, Wells, Kidder, and Ellsworth).

Mrs. Hemingson expressed concern with the potential for waste products or other hazardous materials being at the property, which is next to a pond. Mr. Kidder concurred, noting that any change in manufacturing may be required to come back before the Board, so that it can be determine that the use will not be harmful to the body of water that is located behind the building.

At this time, there was brief discussion as to various types of materials, such as paints or storage of fertilizers, that may be of a concern.

Chairman Ellsworth gave the Applicant the choice of having the Board condition approval, limiting the type of activities that can take place at the property, or coming back before the Board each time there is a change in business. Following brief discussion, Mr. Madden stated that he understood the Board's concerns, and would want to be sure that any activities at the property would not negatively impact the pond.

The Board discussed the possibility of requiring renters of the property, that have hazardous materials or environmentally undesirable materials, to come back before the Planning Board.

Chairman Ellsworth inquired about the exterior lighting and whether there will be changes. In response, Mr. Madden stated that new lanterns, similar to what is found at residences, will be installed on each side of the door. The lighting will be operated on a timer. Additionally, small, low profile, lights will be installed on the building for security purposes. According to Mr. Madden, there should be no impact to abutting properties.

Mr. Kidder asked Mr. Madden if he had an opportunity to review the Town's Sign and Lighting ordinances. Mr. Madden replied yes, indicating that the project will comply with both ordinances.

There was discussion concerning the layout of the parking with Mr. Madden explaining that he has 12 existing parking spaces with room for approximately 20 total spaces. The parking area is paved.

At 6:30 PM, Mrs. Wells joined the Board. At this time, the Applicant provided Mrs. Wells with a brief overview of his presentation.

Mrs. Wells believed that the proposed use is a good use for the building. She noted the fact that the property is located in a Shoreland Protection area as another layer of protection (adjacent water body).

Chairman Ellsworth opened and closed the public hearing portion of the meeting, due to the fact that there were no members of the public present.

Celeste Hemingson seconded by Jane Bradstreet, moved to **APPROVE** Application #2019-01 with the following conditions:

- 1) Compliance with the Sign and Lighting ordinances, and
- 2) The need to come back before the Planning Board if the property is to be used for hazardous materials or environmentally undesirable uses.

Motion carried unanimously in the affirmative (Fredyma, Bradstreet, Hemingson, Wells, Kidder, and Ellsworth).

#### V. Other Business.

- 1) Election of Officers: Jane Bradstreet, seconded by Clarke Kidder, nominated Bruce Ellsworth as Chairman and Michael Wilkey as Vice Chairman. Motion carried unanimously in the affirmative (Fredyma, Bradstreet, Hemingson, Wells, Kidder, and Ellsworth).
- 2) Compliance with Lighting Ordinance: Mrs. Hemingson believed that the lighting at Hopkinton Animal Hospital is not in compliance with the Lighting Ordinance. Mrs. Bradstreet concurred. Mrs. Well noted that she was aware of the direct abutter having the same concerns. Mrs. Robertson will report the concerns to the Select Board (Town Administrator).
- 3) Master Plan Update: It was noted that there were no changes received since the Board's previous meeting. Mrs. Robertson then provided a brief overview of the updates that had been made to date.

**VI. Adjournment.** The meeting adjourned at 6:50 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:00 PM on Tuesday, June 11, 2019 at the Hopkinton Town Hall.

Karen Robertson  
Planning Director