



Town of Hopkinton

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HOPKINTON PLANNING BOARD

MINUTES

SEPTEMBER 11, 2018

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

I. **Call to Order.** Vice Chairman Wilkey called the meeting to order at 6:30 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 and Notice of Decision of August 14, 2018.**

Mrs. Hemingson, seconded by Mr. Steele, motioned to **APPROVE** the Minutes of August 14, 2018, with a revision that clarifies the motion to approve the application of River House Properties, LLC (#2018-7). The motion is to indicate that approval was conditioned upon a final agreement with the Director of Public Works concerning whether the driveway access and egress shall be counterclockwise or clockwise around the building. With six members voting, four voted in favor (Wilkey, Fredyma, Steele, and Hemingson) and two voted in abstention (Bradstreet and Kidder).

Mrs. Hemingson, seconded by Mr. Steele, motioned to **APPROVE** the Notice of Decision of August 14, 2018, with a revision that clarifies the motion to approve the application of River House Properties, LLC (#2018-7). The motion is to indicate that approval was conditioned upon a final agreement with the Director of Public Works concerning whether the driveway access and egress shall be counterclockwise or clockwise around the building. With six members voting, four voted in favor (Wilkey, Fredyma, Steele, and Hemingson) and two voted in abstention (Bradstreet and Kidder).

III. **Applications.**

#2018-8 Dave Barkie requesting Site Plan Review for retail, closed storage and associated outside storage on property owned by Lisa Thorne, located off Maple Street in the M-1 district, Tax Map 227 Lot 40. Review was **POSTPONED** at the request of the Applicant.

#2018-9 Deborah Allen requesting Site Plan Review to operate a year-round farm-stand and to engage in agritourism activities, located at 258 Dustin Road, owned by Deborah and Mark Allen, in the R-3 district, Tax Map 224 Lot 39.

The Applicant received approval at the September 5, 2018, meeting of the Zoning Board of Adjustment to operate a year-round farm-stand.

Mrs. Allen's farm consists of a small number of sheep. At her farm stand she plans to sell sheep yogurt and other milk products, including products produced from cow milk. The cow milk will come from other dairy farms. Eventually, she also plans to sell homemade cheese.

Mr. Kidder, seconded by Mrs. Bradstreet, motioned to **ACCEPT** Application #2018-09 as complete and for consideration. Motion carried unanimously in the affirmative.

There being no public present, Vice Chairman Wilkey opened and closed the public hearing portion of the meeting.

Mrs. Allen presented photographs of the inside of the existing barn where she will make and refrigerate the yogurt and cheese. All sales will be by way of an honor system.

Mrs. Bradstreet inquired about adequate lighting during winter months, when it gets dark early, and the hours of operation. Mrs. Allen noted that the hours will be from 7 AM to 7 PM and that there are motion lights on the property.

Mr. Kidder, seconded by Mrs. Hemingson, motioned to **APPROVE** Application #2018-09 as presented. Motion carried unanimously in the affirmative (Wilkey, Fredyma, Steele, Hemingson, Bradstreet, and Kidder).

- IV. Adjournment.** Mrs. Bradstreet, seconded by Mr. Kidder, motioned to **ADJOURN** the meeting 6:50 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, October 9, 2018 at the Hopkinton Town Hall.

Karen Robertson
Planning Director