



Town of Hopkinton

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HOPKINTON PLANNING BOARD

MINUTES

SEPTEMBER 12, 2017

Members present: Vice Chairman Michael Wilkey, Celeste Hemingson, Jane Bradstreet (arrived at 6:30 PM), and Alternates Jim Fredyma and Clarke Kidder. Absent: Chairman Bruce Ellsworth, Ex-Officio Jim O'Brien, Cettie Connolly, Rich Steele, and Alternate Timothy Britain. Staff present: Planning Director Karen Robertson.

- I. **Call to Order.** Vice Chairman Wilkey called the meeting to order at 6:05 PM in the Hopkinton Town Hall. Due to the absence of regular members, Mr. Fredyma and Mr. Kidder were designated as voting members.
- II. **Master Plan:** Director Michael Tardiff of the Central NH Regional Planning Commission (CNHRPC) provided a brief an update on the following tasks:
 - a. Maps for the Conservation, Preservation and Open Space were provided for the Board's review. Mrs. Robertson will coordinate a meeting with the Conservation Commission so that they may review the maps for revisions.
 - b. The process by which the Community Facilities chapter, which will include Public Utilities and Technology, was briefly discussed.
 - c. A subcommittee (2-3 members) of the Planning Board will be created to work with the CNHRPC on revising the Transportation chapter.

III. **Review of the Minutes and Notice of Decision of June 13, July 11 and August 8, 2017.**

Celeste Hemingson, seconded by Jim Fredyma, moved to **APPROVE** the Minutes of June 13, 2017, as amended. The Minutes were amended to reflect that the Applicant, 879 Maple Street, LLC, had indicated that there that would be no changes to the exterior of the site, except for the equipment associated with the installation of a new dust collection system. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Wilkey). Vote: 4-0-0

Celeste Hemingson, seconded by Jim Fredyma, moved to **APPROVE** the Notice of Decision of June 13, 2017, as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder, and Wilkey). Vote: 4-0-0

Celeste Hemingson, seconded by Jim Fredyma, moved to **APPROVE** the Minutes of July 11, 2017, as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Wilkey). Vote: 4-0-0

Celeste Hemingson, seconded by Jim Fredyma, moved to **APPROVE** the Notice of Decision of July 11, 2017, as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Wilkey). Vote: 4-0-0

Celeste Hemingson, seconded by Clarke Kidder, moved to **WITHDRAW** approval of the Minutes and Notice of Decision of July 11, 2017. The date of the meeting was July 12,

rather than July 11, 2017. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Wilkey). Vote: 4-0-0

Celeste Hemingson, seconded by Jim Fredyma, moved to **APPROVE** the Minutes of July 12, 2017, as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Wilkey). Vote: 4-0-0

Celeste Hemingson, seconded by Jim Fredyma, moved to **APPROVE** the Notice of Decision of July 12, 2017, as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Wilkey). Vote: 4-0-0

Jim Fredyma, seconded by Michael Wilkey, moved to **APPROVE** the Minutes of August 8, 2017, as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Wilkey). Vote: 5-0-0

IV. Conceptual Consultations. There were no conceptual consultations.

V. Applications.

Site Plan Review (#2017-07), Rhapsody Farm, LLC on behalf of 1301 Bound Tree Road, LLC for property located at 1301 Bound Tree Road, Tax Map 204, Lot 2, R-3 District. Applicant proposed a commercial riding stable/equestrian facility in accordance with Zoning Ordinance Table of Uses 3.6.C.3.

Review of the application was postponed pending Zoning Board of Adjustment action on the Applicant's application for Special Exception.

Subdivision/Consolidation (#2017-08), Anthony N. Quinn Revocable Trust, Shirley D. Quinn Revocable Trust and Peter C. Haskell for properties located along Putney Hill Road, Tax Map 239, Lots 60, 61 and 63, R-3 District. This plan would supersede the Lot Line Adjustment Plan that was approved by the Planning Board in April of 2017.

Tim Bernier of T.F. Bernier, Inc. presented the subdivision/consolidation plan, advising that the parties involved in the previously approved lot line adjustment remain the same. The intent of the subdivision/consolidation is to transfer portions of Lots 60 (Quinn) and 63 (Quinn) to Lot 61 (Haskell) and a portion of Lot 60 to Lot 63. As a result, Lot 60 would be eliminated.

Celeste Hemingson, seconded by Clarke Kidder, moved to **ACCEPT** Application #2017-08 as complete and for consideration. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Wilkey). Vote: 4-0-0

Vice Chairman Wilkey opened and closed the public hearing portion of the meeting as there were no public comments.

Celeste Hemingson, seconded by Clarke Kidder, moved to **APPROVE** Application #2017-08 as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Wilkey). Vote: 4-0-0

Subdivision (#2017-09), Merle C.E. Dustin Revocable Trust for property located at 517 Dustin Road, Tax Map 224, Lot 29, R-4 District.

Robert Sanders addressed the Board representing the Merle C.E. Dustin Revocable Trust, presenting a plan for a two (2) lot subdivision. The new lot will consist of 6.94 acres with 303.67 feet of frontage and will include the existing single-family residence. The remaining lot will consist of 28 acres with 372 feet of road frontage.

Waivers from the following provisions of the Subdivision Regulations were requested:

- a) Section 3.3.1 (b) and (c), Design and Sketch Plan
- b) Section 3.3.2 (a), Subdivision Plan

The layout of the remaining 28 acres is based on a recorded survey; however, lot dimensions, features and topography were not shown.

Celeste Hemingson, seconded by Jim Fredyma, moved to **ACCEPT** Application #2017-09 as complete and for consideration. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Wilkey). Vote: 4-0-0

Vice Chairman Wilkey opened and closed the public hearing portion of the meeting as there were no public comments.

Celeste Hemingson, seconded by Clarke Kidder, moved to **WAIVE** Sections 3.3.1 (b), (c) and 3.3.2 (a) of the Subdivision Regulations, and to **APPROVE** Application #2017-09 as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Wilkey). Vote: 4-0-0

At this point, Mrs. Bradstreet joined the Board for the remainder of the meeting.

VI. Other Business.

Mrs. Robertson recommended that proposed zoning amendments for the 2018 Annual Town Meeting be discussed at the Board's October meeting. Those present indicated that they had no amendments for consideration.

VII. Adjournment.

Vice Chairman Wilkey declared the meeting adjourned at 6:35 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, October 10, 2017, at the Hopkinton Town Hall.

Karen Robertson
Planning Director