



# Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • [www.hopkinton-nh.gov](http://www.hopkinton-nh.gov)

Tel: 603 746-3170

Fax: 603 746-2952

## HOPKINTON PLANNING BOARD PUBLIC NOTICE - AGENDA OCTOBER 10, 2017

Notice is hereby given that the Hopkinton Planning Board will meet on Tuesday, October 10, 2017, at 6:00 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH, to review and take action on the following:

---

I. **Call to Order** (Determine quorum, review attendance of Regular Members and seating of Alternate Members, if necessary).

II. **Review of Minutes and Notice of Decision of September 12, 2017.**

III. **Conceptual Consultations, if any.**

IV. **Applications.**

**Lot Line Adjustments/Annexations (#2017-10)**, Michael and Lucas Martin for property located at 103 Emerson Hill Road and Maple Street (Route 127), Tax Map 219, Lot 17 (3 tracts), R-3 District.

- a. Determination Completeness
- b. Public Hearing
- c. Deliberation and Action on Application

V. **Other Business.**

VI. **Adjournment** (Next regular meeting on Tuesday, November 14, 2017).

---

*The Planning Board reserves the right to adjourn the meeting/public hearing at 9:30 PM. All remaining agenda items will be rescheduled for review at the Planning Board's next scheduled meeting/public hearing.*



# Town of Hopkinton

30 Main Street • Hopkinton, New Hampshire 03229 • www.hopkinton-nh.gov  
Tel: 603-746-3170 Fax: 603-746-3049

## 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



# Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • [www.hopkinton-nh.gov](http://www.hopkinton-nh.gov)

Tel: 603 746-3170

Fax: 603 746-2952

## HOPKINTON PLANNING BOARD

### NOTICE OF DECISION

SEPTEMBER 12, 2017

Notice is hereby given that the Hopkinton Planning Board met on Tuesday, September 12, 2017, at 6:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, and made the following decision(s):

---

#### I. Master Plan.

- a. Maps for the Conservation, Preservation and Open Space were provided for the Board's review. The Planning Director 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.

#### II. 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

### III. 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.

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

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.**

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

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

### IV. 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



Town of Hopkinton Planning Department 330 Main Street Hopkinton, NH 03229

Phone: (603) 746-4487 Fax: (603) 746-2952 E-mail: planzone@tds.net Web: www.hopkinton-nh.gov

TOWN OF HOPKINTON, NH APPLICATION TO PLANNING BOARD

- This application is for: [ ] Subdivision [X] Lot Line Adjustment/Annexation/Merger [ ] Site Plan Review [ ] Conditional Use Permit (ZO Section III) [ ] Architectural Design Review (ZO Section IV-A) [ ] Special Use Permit (ZO Section VIII) [ ] Preliminary Review (SD Section II)

Name, mailing address and telephone number of Applicant: Same as owner

Name, mailing address and telephone number of property owner: MICHAEL + LUCAS MARTIN 2241 HOPKINTON RD., CONTOOCOOK, NH 03229

Name, mailing address and telephone number of engineer, architect, soil scientist, wetland scientist and land surveyor: DOUGLAS SWEET, BRISTOL SWEET + ASSOC. INC., PO BOX 114 N. SUTTON, NH 03260 603-927-4756

Name and mailing addresses of holders of conservation preservation, or agricultural preservation restrictions or easements: NONE

Location of Site: 103 EMERSON HILL RD Zone: R-3 Tax Map(s): 219 Lot(s): 17

Number of lots and/or units proposed: NO CHANGE

Type of use of Unit(s) and/or Lot(s):

- [X] Residential [ ] Temporary Residential [ ] Recreational [ ] Agricultural [ ] Institutional [ ] Commercial [ ] Industrial [ ] Accessory

Type of Sewage (check one): [ ] Town [X] Septic System [ ] Other

Type of Water Supply (check one): [ ] Town [ ] Dug Well [X] Artesian

Please submit the following with the completed application:

- [X] Narrative description of proposal. [X] Copies of any Planning Board meeting minutes from Conceptual Consultation or Preliminary Review. [X] Copy of property deed, easements and covenants and restrictions, if any, for subject property. [X] Copy of the property tax map showing subject parcel and abutting properties.

N/A [ ] Copies of any ZBA Notices of Decision for project.

**TOWN OF HOPKINTON, NH**  
**APPLICATION TO PLANNING BOARD**

- Site Plan Regulations/Subdivision Regulations/Zoning Ordinance — Read carefully to insure that all applicable requirements in the Site Review Regulations and/or Subdivision Regulations have been addressed. **If requesting waiver(s) from any of the provisions, please submit request in writing at the time of submittal of application/plans.** Plans must be complete at the time of submittal.
- Abutters List as defined by RSA 672:3—Include Tax Map, Lot Number, Name and Mailing Address of all abutters, including those across a street, brook or stream. Names should be those of current owners.
- One (1) set of addressed mailing labels of abutters, applicant, engineer, architect, soil scientist, wetland scientist, land surveyor, and of holders of conservation preservation, or agricultural preservation restrictions or easements.
- Four (4) paper prints of the final plan(s) at full scale.
- Eleven (11) copies of the application, along with all supporting document(s), including reductions of the final plan(s) reduced to no more than 11 x 17 inches.

Appropriate filing fee: *(Non-refundable) Made payable to Town of Hopkinton*

Major Subdivision .....	\$500.00	Application Fee, \$100.00 per Lot/Unit
Minor Subdivision .....	\$250.00	Application Fee, \$100.00 per Lot/Unit
→ Lot Line Adjustment/Annexation/Merger ....	\$100.00	Application Fee
Voluntary Merger .....	\$50.00	Application Fee
Site Plan Review .....	\$300.00	Application Fee, \$100.00 per Unit (Res./Non-Res.)
	\$150.00	Change of Use
Condition Use Permit .....	\$500.00	Application Fee (Wireless Telecommunications)
	\$150.00	Application Fee (Co-Location)
Owner/Applicant/Agent Notice .....	\$10.00	Fee per Address
Abutter Notice .....	\$10.00	Fee per Address
Newspaper Notice.....	Actual Cost	

Recording Fees: *Separate Checks Payable to Merrimack County Registry of Deeds*

Recording Fee .....	\$26.00 per Page (22" x 34")
LCHIP Fee .....	\$25.00 per Document

*n/a*  Conditional Use Permit: If application is for Conditional Use Permit, please attach a detail explanation of compliance with Section 3.10 of the Hopkinton Zoning Ordinance along with explanation of compliance with the Site Plan Review Regulations of the Town of Hopkinton.

The undersigned Applicant is familiar with the Subdivision Regulations, Site Plan Review Regulations, and the Hopkinton Zoning Ordinance and agrees that the proposed actions will be performed in accordance with this application, the attached plans and specifications, the Ordinance, By-Laws and Regulations of the Town. The Applicant also certifies that any plot plan submitted is accurate.

Incomplete and/or vague answers constitute an incomplete application, as does omission of the application fees, and therefore, the application will not be scheduled for a Public Hearing.

Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: Aug. 7, 2017

Signature of Owner: Michael J. Mart Lucas H. Roberts

For Planning Board Use:	
Completed Application Filed: <u>8/7/17</u>	Approved or Denied: _____
Amount of Fees Paid: <u>CK888180.</u>	Plan Filed At MCRD: _____
Notice Advertised & Posted: <u>9-25-17</u>	Plan Number: _____
Certified Notices Mailed: <u>9-26-17</u>	
Accepted for Consideration: _____	



**TOWN OF HOPKINTON, NH**  
**SUBDIVISION CHECKLIST**

Applicants shall use the General Principal and Design and Construction Standards (Section IV, Subdivision Regulations) when designing and laying out a subdivision. These principles and requirements shall be construed as the minimum requirements. The Planning Board may require higher standards in individual cases or may waive certain requirements for good cause.

Submittal Material

- An application, either signed by all the current owner(s) of the property, or signed by an individual authorized by the owner(s) to act as their agent. NOTE: A letter must be submitted with the application authorizing the individual to act as agent on the owner(s) behalf when the agent signs the application.
- The appropriate application fee.
- A deed showing property description and ownership.
- List of the current abutters to the property including those property owners located across street, brook or stream from the property being subdivided. Please include the name, address and profession of the professionals responsible for the preparation of the subdivision plans.
- One (1) set of addressed mailing labels of abutters, applicant, engineer, architect, soil or wetland scientist, land surveyor, and holder of conservation preservation, or agricultural preservation restrictions or easements.
- N/A  Copies of any approvals or permits required from state and federal agencies.
- N/A  Written request for any waivers from the Subdivision Regulations, if any.
- N/A  A copy of any variances or special exceptions which have been granted by the Zoning Board of Adjustment.
- Four (4) copies of the subdivision plat which contains all the information outlined in the Subdivision Regulations.
- Eleven (11) copies of the application, along with all supporting document(s), including reductions of the plan(s) reduced to no more than 11" x 17".

General Information

- A subdivision shall be shown at a scale of not less than one inch equals one hundred feet (1"=100') or at a greater detail as directed by the Planning Board.
- Plans shall be presented on sheets sized at 22" x 34". Recordable drawings must conform to the requirements of the Merrimack County Registry of Deeds.
- Title of plat and Name and address of the owner and that of agent, if any.
- Date the plan was prepared and the date of all revisions.
- North arrow, bar scale and Tax Map/Lot references.
- Name, address, seal, and signature of the licensed surveyor, engineer, and certified soils or wetland scientist.

Design and Sketch Plan

- A vicinity sketch showing location of property in relation to surrounding streets systems and other pertinent features.

Michael & Lucas Martin

**Narrative:**

The plan depicts three lot line adjustments/annexations. Parcel A from Tract 1 to Tract 3. Parcel B from Tract 2 to tract 1. Parcel C from Tract 1 to tract 2. Parcel A nor Parcel B nor Parcel C shall be considered a separate lot of record.

Owners:

Michael & Lucas Martin  
2241 Hopkinton Road  
Contoocook, NH 03229

Surveyor:

Bristol, Sweet & Assoc., Inc  
P.O. Box 114  
North Sutton, NH 03260



# 150 foot Abutters List Report

Hopkinton, NH  
August 03, 2017

## Subject Property:

Parcel Number: 219-017-000  
CAMA Number: 219-017-000  
Property Address: 103 EMERSON HILL RD

Mailing Address: MARTIN MICHAEL J MARTIN LUCAS H  
2241 HOPKINTON RD  
CONTOOCOOK, NH 03229

## Abutters:

Parcel Number: 218-011-000  
CAMA Number: 218-011-000  
Property Address: 89 EMERSON HILL RD

Mailing Address: STONYNOOK FARM INC  
47 EMERSON HILL RD  
CONTOOCOOK, NH 03229

Parcel Number: 218-012-000  
CAMA Number: 218-012-000  
Property Address: 72 EMERSON HILL RD (&74

Mailing Address: STONYNOOK FARM INC  
47 EMERSON HILL RD  
CONTOOCOOK, NH 03229

Parcel Number: 219-002-000  
CAMA Number: 219-002-000  
Property Address: MAPLE ST

Mailing Address: BRUNNHÖELZL FREDERIC & CAROL  
4 HEMLOCK CNR LOOP  
HENNIKER, NH 03242

Parcel Number: 219-010-000  
CAMA Number: 219-010-000  
Property Address: 1224 MAPLE ST

Mailing Address: CLARK STEPHEN P & JANIS  
519 CLEMENT HILL RD  
CONTOOCOOK, NH 03229

Parcel Number: 219-011-000  
CAMA Number: 219-011-000  
Property Address: MAPLE ST

Mailing Address: FRYE VICKI N  
1134 MAPLE ST  
CONTOOCOOK, NH 03229

Parcel Number: 219-016-000  
CAMA Number: 219-016-000  
Property Address: 1191 MAPLE ST

Mailing Address: TEEL DOUGLAS WAYNE TEEL SUSAN C  
1191 MAPLE STREET  
CONTOOCOOK, NH 03229

Parcel Number: 219-018-000  
CAMA Number: 219-018-000  
Property Address: 129 EMERSON HILL RD

Mailing Address: LEWIS PATRICK M & KELLY S  
129 EMERSON HILL RD  
CONTOOCOOK, NH 03229



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

8/3/2017

Page 1 of 1

Name and Address of Sender  
 Town of Hopkinton  
 330 Main Street  
 Hopkinton, NH 03229  
 Re: 10/3/2017 ZBA, 10/10/2017 PB

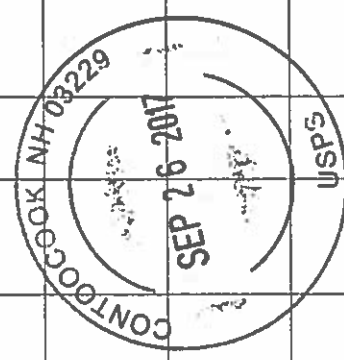
Check type of mail or service:  
 Adult Signature Required  
 Certified Mail  
 COD  
 Delivery Confirmation  
 Express Mail  
 Insured

Affix Stamp Here  
 (If issued as a certificate of mailing or for additional copies of this bill) Postmark and Date of Receipt

Postage  
 Adult Signature Restricted Delivery  
 Recorded Delivery (International)  
 Registered  
 Return Receipt for Merchandise  
 Signature Confirmation

Article Number  
 1. 70161370000240212662  
 2. 70161370000240212693  
 3. 70161370000240212709  
 4. 70161370000240212716  
 5. 70161370000240212723  
 6. 70161370000240212730  
 7. 70161370000240212747  
 8. 70161370000240212754

Address (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	Actual Value Registered	Insured Value	Due Sender	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
Margaret Kennedy Rhapsody Farm LLC/1301 Bound Tree Rd LLC 1301 Bound Tree Rd., P.O. Box 278 Contoocook, NH 03229	.46	3.35											
Michael & Lucas Martin 2241 Hopkinton Road Hopkinton, NH 03229	.46	3.35											
Bristol, Sweet & Associates Inc P.O. Box 114 North Sutton, NH 03260	.46	3.35											
Frederic & Carol Brunnhoelzi 4 Hemlock Corner Loop Henniker, NH 03242	.46	3.35											
Patrick & Kelly Lewis 129 Emerson Hill Road Hopkinton, NH 03229	.46	3.35											
Stephen & Janis Clark 519 Clement Hill Rd Hopkinton, NH 03229	.46	3.35											
Stonynook Farm Inc 47 Emerson Hill Rd Hopkinton, NH 03229	.46	3.35											
Vicki Frye 1134 Maple Street Hopkinton, NH 03229	.46	3.35											



Total Number of Pieces Listed by Sender: 8  
 Total Number of Pieces Received at Post Office: 8  
 Postmaster, Per (Name of receiving employee):  
 Complete by Typewriter, Ink, or Ball Point Pen  
 See Privacy Act Statement on Reverse

Name and Address of Sender

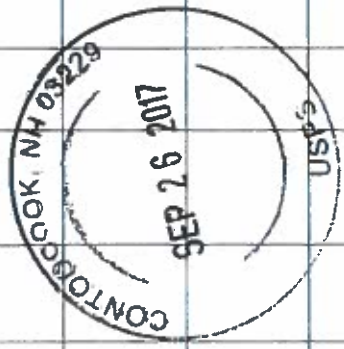
Town of Hopkinton  
 330 Main Street  
 Hopkinton, NH 03229  
 Re: 10/10/2017 PB

Check type of mail or service:

- Adult Signature Required
- Certified Mail
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Adult Signature Restricted Delivery
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
 (If issued as a certificate of mailing or for additional copies of this bill) Postmark and Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handing Charge	Actual Value Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	70161370000240212501 Douglas & Susan Teel 1191 Maple Street Hopkinton, NH 03229	.46	3.35											
2.														
3.														
4.														
5.														
6.														
7.														
8.														



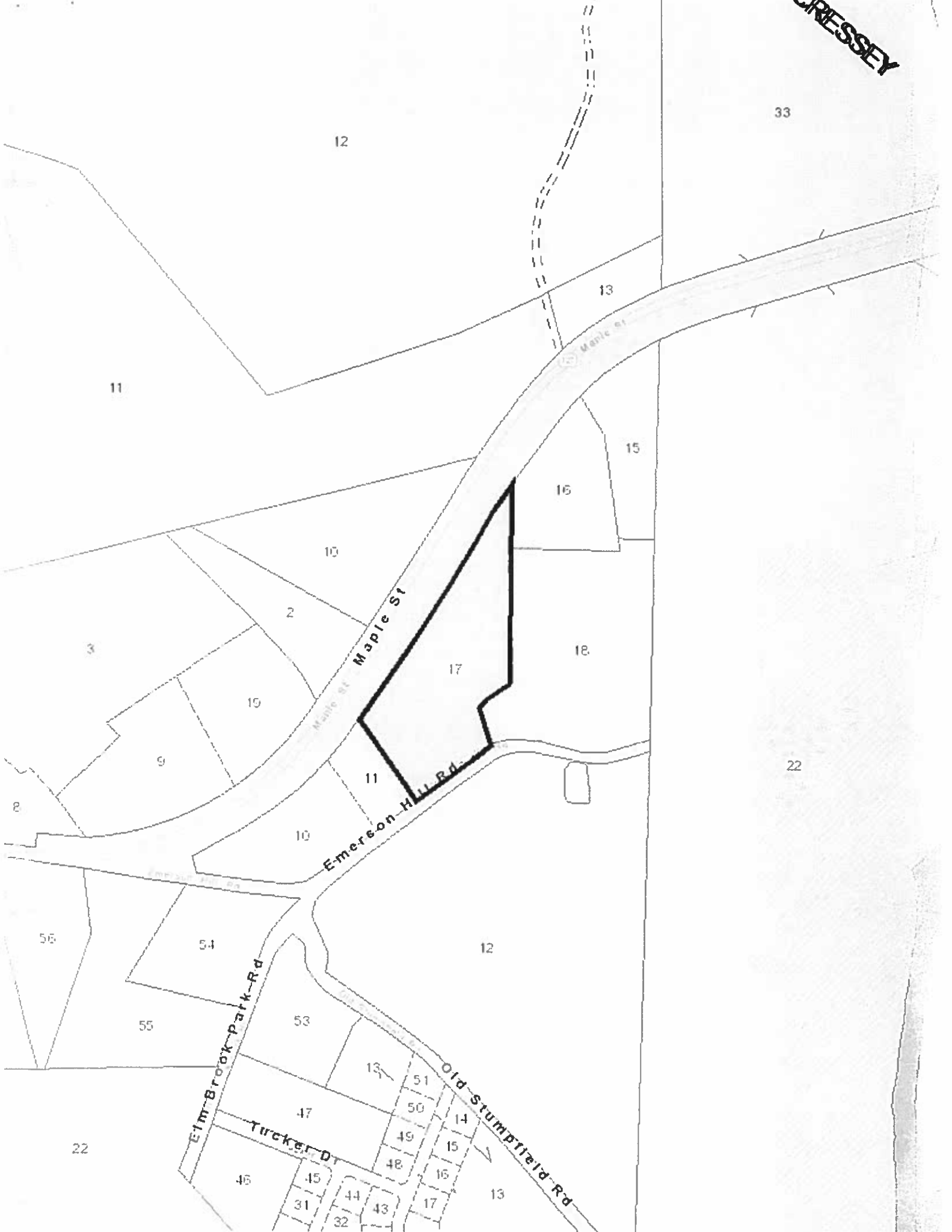
Total Number of Pieces Listed by Sender: 1

Postmaster, Per (Name of receiving employee): *[Signature]*

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

CRESSEY



Docket Number: 201600013226  
Recorded in Merrimack County, NH  
Kathi L. Guay, CPO, Register  
BK: 3523 PG: 2605, 7/25/2016 2:39 PM  
LCHIP \$25.00 RECORDING \$18.00  
TRANSFER TAX \$1,200.00  
SURCHARGE \$2.00

Return to:  
Upton & Hatfield, LLP  
P.O. Box 13  
Hillsborough, NH 03244

1847  
2-  
25-

MERRIMACK COUNTY RECORDS

*Kathi L. Guay*, CPO, Register

1200.00 WARRANTY DEED

GARRETT ARNOLD HOYT, married, of 314 Maple Street, Village of Contoocook, Town of Hopkinton, County of Merrimack, and State of New Hampshire 03229, for consideration paid, grants to MICHAEL J. MARTIN, married, and LUCAS H. MARTIN, unmarried, as joint tenants with rights of survivorship, both of 2241 Hopkinton Road, Town of Hopkinton, County of Merrimack and State of New Hampshire 03229, with WARRANTY COVENANTS, the following:

Three (3) certain tracts or parcels of land, together with the buildings and improvements now or hereafter located thereon, situated in the Town of Hopkinton, County of Merrimack and State of New Hampshire, commonly known as 103 Emerson Hill Road in the Town of Hopkinton (Village of Contoocook), identified as Hopkinton Tax Map 219, Lot 17, and more specifically bounded and described as follows:

Tract 1: Beginning at an iron pin driven in the ground at the southwest corner of land now or formerly of Arnold E. Hoyt and land of Arthur Pottle; thence northerly by land of said Pottle 128 feet, more or less, to an iron pin driven in the ground and land now or formerly of Rice; thence easterly by land of said Rice 500 feet, more or less, to a stone wall and land of Arnetta Bartlett; thence southerly by land of said Bartlett and stone wall 163 feet, more or less, to another stone wall and land of said Bartlett; thence westerly by land of said Bartlett and land of said Hoyt to the point of beginning.

Meaning and intending hereby to describe the same premises conveyed to Arnold E. Hoyt and Marguerite N. Hoyt by deed of Earl J. Rice dated September 10, 1956 and recorded with the Merrimack County Registry of Deeds in Book 800, Page 345. Marguerite N. Hoyt derived her title as the surviving joint tenant of Arnold E. Hoyt, who predeceased her. See death certificate of Arnold E. Hoyt recorded herewith.

Tract 2: Beginning at an iron pin driven in the ground at the southwest corner of land now or formerly of Arnold E. & Marguerite N. Hoyt, described above, and land of Arthur Pottle; thence northerly by land of said Pottle to an iron pin driven in the ground; thence westerly by land of said Pottle to an iron pin driven in the ground, this being a corner bound of land of Pottle, land of Lee, and other land of said Rice; thence northerly by land of said Rice to an iron pin driven in the ground at land of Stanley Nelson; thence easterly by land of said Nelson to an iron pin driven in the ground and land of Arnetta Bartlett; thence southerly by land of said Bartlett to other land of said Hoyt; thence westerly by land of said Hoyt to the point of beginning.

Excepting and reserving that portion conveyed to Frederick C. Brunnhoezl, III and Carol C. Brunnhoezl by deed of Arnold E. Hoyt and Marguerite N. Hoyt, dated March 9, 1988 and recorded with the Merrimack County Registry of Deeds in Book 1709, Page 394.



Meaning and intending to describe and convey a portion of the premises conveyed to Arnold E. Hoyt and Marguerite N. Hoyt by deed of Earl J. Rice, dated July 17, 1957 and recorded with the Merrimack County Registry of Deeds in Book 855, Page 61. Marguerite N. Hoyt derived her title as the surviving joint tenant of Arnold E. Hoyt, who predeceased her. See death certificate of Arnold E. Hoyt recorded herewith.

Tract 3: Beginning at a stake and stones on the Northerly side of the highway leading from Contoocook to West Hopkinton, at the Southeast corner of the tract, at land formerly of Lozaro Currier; thence Westerly by said highway about 13 rods to a stake and stones; thence Northerly about 4 rods to a stake and stones; thence Easterly about 17 rods to a stake and stones at land formerly of said Currier; thence Southerly about 8 rods by land formerly of said Currier, to bound first mentioned. Meaning the same premises conveyed to Luella F. Beard by deed of Lewis Childs & Lavonia M. Childs, dated Mar. 30, 1888.

Meaning and intending to describe and convey a portion of the premises conveyed to Arnold E. Hoyt by deed of James F. Hoyt dated September 7, 1935 and recorded in the Merrimack County Registry of Deeds in Book 540, Page 270.

Excepting and reserving that portion conveyed to the State of New Hampshire by Condemnation, dated July 13, 1959, and recorded with the Merrimack County Registry of Deeds in Book 844, Page 395, if applicable.

Excepting and reserving that portion conveyed to the State of New Hampshire by Condemnation, dated September 25, 1961, and recorded with the Merrimack County Registry of Deeds in Book 889, Page 87, if applicable.

Excepting and reserving that portion conveyed to the State of New Hampshire by deed of Arnold E. Hoyt and Marguerite N. Hoyt, dated February 17, 1962, and recorded with the Merrimack County Registry of Deeds in Book 896, Page 106, if applicable.

Subject to Commissioner's Return of Highway Layout as described in deed, dated February 7, 1961, and recorded with the Merrimack County Registry of Deeds in Book 877, Page 126.

Subject to matters shown on Merrimack County Registry of Deeds Plans #10825 and #11944.

Garrett Arnold Hoyt derives title through the estate of Marguerite C. Hoyt (a/k/a Marguerite N. Hoyt). See Merrimack County Probate Court Case #2006-0539, and as an heir, together with Marguerite N. Hoyt, of the intestate estate of Arnold E. Hoyt for which no probate administration was filed. See Affidavit of Garrett Arnold Hoyt, together with the death certificates of Arnold E. Hoyt and Marguerite C. Hoyt, to be recorded herewith.

The conveyance of the three (3) referenced tracts is intended to describe and convey all of the premises known as 103 Emerson Hill Road and also known as Hopkinton Tax Map 219, Lot 17.

This is not homestead property.

EXECUTED this 25 day of July 2016.

Audrey L. Lawson  
Witness

Garrett Arnold Hoyt  
Garrett Arnold Hoyt

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July 2016 by Garrett Arnold Hoyt.

Audrey L. Lawson

Notary Public/Justice of the Peace  
My Commission Expires: \_\_\_\_\_



Return to:  
Upton & Hatfield, LLP  
P.O. Box 13  
Hillsborough, NH 03244

**COPY**

MERRIMACK COUNTY RECORDS

AFFIDAVIT

*Kathi L. Guay*, CPO, Register

NOW COMES, the undersigned, **GARRETT ARNOLD HOYT**, married, of 314 Maple Street, Village of Contoocook, Town of Hopkinton, County of Merrimack, and State of New Hampshire 03229, for the purpose of inducing Michael J. Martin and Lucas H. Martin to acquire certain real property located at 103 Emerson Hill Road, Hopkinton, Merrimack County, New Hampshire, and identified as Hopkinton Tax Map 219, Lot 17 (the "Property"), being duly sworn and under oath, do depose and say:

1. Arnold E. Hoyt and Marguerite N. Hoyt (also known as Marguerite C. Hoyt) were my parents and I was their only child.
2. Arnold E. Hoyt and Marguerite N. Hoyt were married in September 1929, and remained married until my father's death.
3. Arnold E. Hoyt passed away on April 13, 2005. See Death Certificate to be recorded herewith.
4. Arnold E. Hoyt passed away intestate without a will, and no probate administration was filed in connection with his estate.
5. At the time of Arnold E. Hoyt's passing, he resided at 103 Emerson Hill Road, Hopkinton, New Hampshire.
6. At the time of my father's passing, his only heirs were me and my mother, Marguerite N. Hoyt (Arnold E. Hoyt's surviving spouse).
7. Marguerite N. Hoyt passed away on April 11, 2006. See Death Certificate to be recorded herewith.
8. Marguerite N. Hoyt's estate did go through probate administration with the Merrimack County Probate Court, Case # 2006-0539.
9. At the time of Marguerite N. Hoyt's passing, she was unmarried and resided at 103 Emerson Hill Road, Hopkinton, New Hampshire.
10. At the time of my mother's passing, I was her only heir and I received all her interests in the Property in accordance with the probate administration of her estate.

EXECUTED this 25 day of July 2016.

*Audrey L. Lawson*  
Witness

*Garrett Arnold Hoyt*  
Garrett Arnold Hoyt

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July 2016 by Garrett Arnold Hoyt.

*Audrey L. Lawson*

Notary Public/Justice of the Peace

My Commission Expires: \_\_\_\_\_





# Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • [www.hopkinton-nh.gov](http://www.hopkinton-nh.gov)

Tel: 603 746-3170

Fax: 603 746-2952

## HOPKINTON PLANNING BOARD

### MINUTES

JULY 11, 2017

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

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 was designated as voting members.

II. **Review of the Minutes and Notice of Decision of June 13, 2017.**

Review of the Minutes and Notice of Decision was deferred to the August 8, 2017 meeting.

III. **Conceptual Consultations.**

\* Michael Martin presented a conceptual plan of annexations and lot line adjustments involving his property off Maple Street (Route 127) and Emerson Hill Road.

Currently, there are three (3) separate tracts of land that were each purchased separately in the 1950's. The proposal is to annex property to the tract that contains the existing residence and to annex and adjust the remaining lot lines so that the middle tract, that currently has no road frontage, will have road frontage off of Maple Street. It was noted that the two (2) of the three (3) tracts will be less non-conforming and one (1) tract will remain conforming.

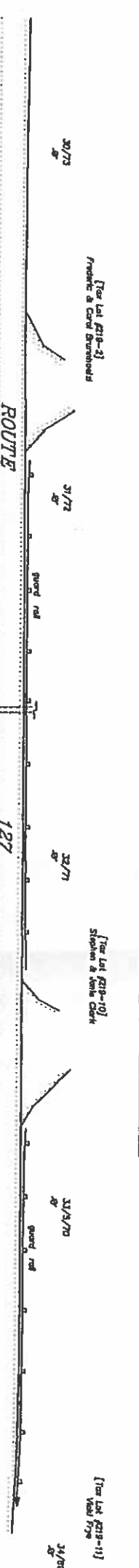
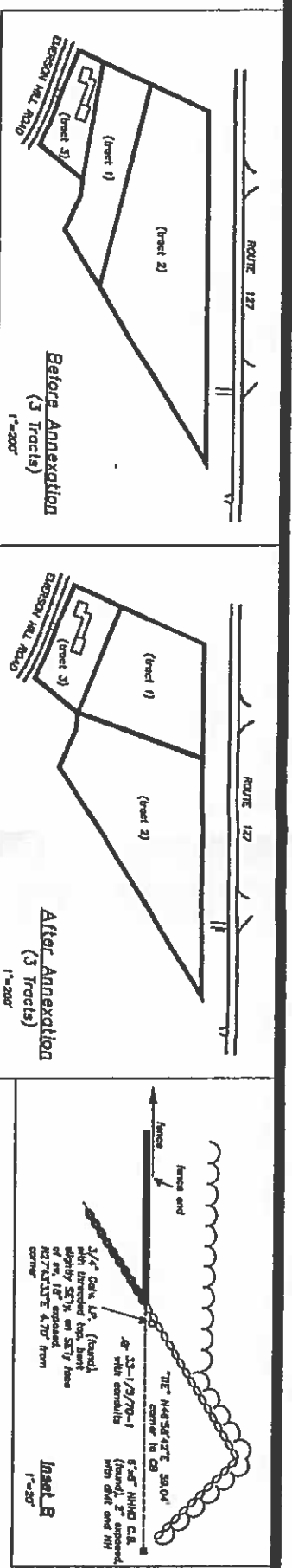
Chairman Ellsworth referred members to Section 5.2.2 of the Zoning Ordinance, which references the "reduction/increase in non-conforming dimensions". Again, it was noted that Mr. Martin's proposal will not cause the lots to be in greater non-conformity.

Mr. Martin will move forward with his proposal by submitting an application to the Planning Board.

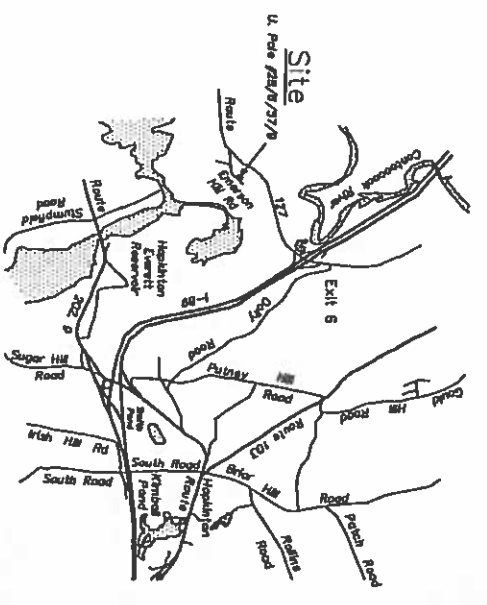
IV. **Applications**

Jonathan Duquette (#2017-06), Site Plan and Architectural Design Review to set-up one (1) mobile food cart with associated signage on property owned by the Contoocook Riverway Association, located at 896 Main Street, Tax Map 101, Lot 76, VB-1 district.

Mr. Duquette explained that his proposal is very similar to the 2015 approval of the operation of a mobile food cart by Sean Bohanan. The cart will consist of the sale of steamed hot dogs and will be located in the same location.



LOCATION SKETCH



Lot Line Adjustments/Annexations

FOR: **Michael J. & Lucas H. Martin**

LOCATION: **103 Emerson Hill Road**

TOWN: **Hopkinton**

DEED(S): **W3523/2605 7/25/16 (3 Tracts)**

ACCURACY OF CLOSURE: **Central Traverse = 1/15,000**

Field Measurements By: **Sokkia Set 330R Total Station**

Surveyed By: **5/3-5/16 & 7/26/17**

Drafted By: **5/3-5/16 & 7/26/17**

Final Check By: **7/27/17**

SCALE: **1"=50'**

PROJECT NUMBER: **R9(4)-6-180,324**

NOTEBOOK(S): **254 pp. 78**

COMPUTATION BY: **SOFTWARE: AutoCAD Civil/Survey, Release 8.02**

DRAFTING METHODS: **AUTODESK AutoCAD, Release 14**

BRISTOL, SWEET & ASSOCIATES, INC.

LAND SURVEYORS - CIVIL ENGINEERS

NORTH SUTTON, NEW HAMPSHIRE 03260

This work is certified only when stamped with an official seal and signed in accordance with section 87 II, N.H.S.A.

© Copyright, 2017 Bristol, Sweet & Associates, Inc.

Lot Line Adjustments/Annexations

APPROVED BY: **TOWN OF HOPKINTON PLANNING BOARD**

DATE: \_\_\_\_\_

Condition: \_\_\_\_\_

Reference Plans

A. Plan entitled "Survey for Francis & Thelma Mitchell", Route 127 & Emerson Hill Road, Hopkinton, NH, dated 8/29/91, by Bristol, Sweet & Assoc., Inc.

B. Plan entitled "Lot Line Adjustment between Arnold E. & Marguerite N. Hoyt and Edward & Barbara S. McCabe", Hopkinton, NH, dated 5/9/1988, by Cornerstone Surveyors Inc. Recorded as plan #10825, at M.C.R.D.

C. Plan entitled "Lot Line Adjustment land of Edward & Barbara S. McCabe", Hopkinton, NH, dated 10/24/1990, by Cornerstone Surveyors Inc. Recorded as plan #11944, at M.C.R.D.

D. State of NH Highway Plans project #HC-23120A, sheets 4 & 5 of 47.

NOTES

1. The subject deed (Tract 3) calls for 13 rods (214.5') along the highway to a stake and stone. Reference Plan B is a lot line adjustment plan between Arnold E. & Marguerite N. Hoyt (Marts) and Edward & Barbara S. McCabe (Laws). A stone bound was set per plan B and found by this office and field.

2. This plan depicts three lot line adjustments/annexations. Parcel A from Tract 1 to Tract 3, Parcel B from Tract 2 to Tract 1, Parcel C shall be considered a separate lot of record.

SYMBOLS

- Stone Bound, S.E.
- Concrete Bound, C.B.
- Iron Pipe, I.P.
- Iron Rod, I.R.
- D.R. Hole, D.H.
- Bored Well, B.W.
- Stone Well
- Utility Pole
- Water Course
- Tree Line

