



Town of Hopkinton

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HOPKINTON PLANNING BOARD

MINUTES

NOVEMBER 13, 2018

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

I. Call to Order. Chairman Ellsworth called the meeting to order at 6:30 PM in the Hopkinton Town Hall.

II. Review of the Minutes and Notice of Decision of October 9, 2018.

Mr. Fredyma, seconded by Mrs. Hemingson, motioned to APPROVE the Minutes of the October 9, 2018, as presented. Motion carried unanimously in the affirmative (Fredyma, Hemingson, Kidder, and Ellsworth).

Mr. Fredyma, seconded by Mrs. Hemingson, motioned to APPROVE the Notice of Decision of the October 9, 2018, as presented. Motion carried unanimously in the affirmative (Fredyma, Hemingson, Kidder, and Ellsworth).

III. Master Plan Transportation Chapter. Michael Tardiff, Central New Hampshire Regional Planning Commission, updated the Planning Board on the status of the Master Plan. Mr. Tardiff provided copies of the Transportation Chapter to members and asked for volunteers to provide review and comment to Planning Director Karen Robertson in the next two weeks so that the comments can be consolidated and the chapter revised if needed. Mrs. Hemingson, Mr. Kidder and Mr. Fredyma offered to review the chapter. Mr. Tardiff stated that he is working on the Land Use and Housing Chapters.

Bonnie Christie, Smithfield Road, asked from the audience about the Master Plan status, with a particular interest in the Conservation and Preservation Chapters. She further asked about how the Master Plan is implemented and utilized. Chairman Ellsworth responded to her questions.

IV. Conceptual Consultations. There were none.

V. Applications.

#2018-12 Alden Beauchemin/Keyland Enterprises, requesting a two (2) lot subdivision of property owned by Timothy & Stephanie Lesko, located at 1030 Briar Hill Road in the R-3 district, shown on Tax Map 248 as Lot 2.1.

Mr. Beauchemin presented the application on behalf of the property owners, who were present. The request is to divide an approximate 82-acre parcel in to one 45-acre parcel and one 37-acre parcel. One lot has an existing house. The owners plan to construct a new home on the other parcel. Both proposed lots have adequate frontage on Briar Hill Road.

Mr. Fredyma, seconded by Mr. Kidder, motioned to **ACCEPT** Application #2018-12 as complete and for consideration. Motion carried unanimously in the affirmative (Hemingson, Kidder, Fredyma, and Ellsworth).

A woman who identified herself as an abutter asked a question. She appeared satisfied with the response. A man who identified himself as an abutter across the road. He asked no question nor made any comment.

Planning board members asked questions about the location of the proposed house, the well and whether the existing driveway on the new undeveloped lot would remain or be relocated.

Chairman Ellsworth closed the public hearing portion of the meeting on this application. Mr. Kidder, seconded by Mrs. Hemingson, motioned to **APPROVE** Application #2018-12. Motion carried unanimously in the affirmative (Hemingson, Kidder, Fredyma, and Ellsworth).

VI. Other Business.

Zoning Amendments. The Planning Board received draft zoning amendments for Accessory Dwelling Unit and Solar Energy Systems. A brief discussion ensued as to whether to discuss the proposed amendments or to defer discussion to the next Planning Board meeting.

Mrs. Hemingson, seconded by Mr. Kidder, motioned to TABLE discussion of the two proposed zoning amendments to the next Planning Board meeting. Motion carried unanimously in the affirmative (Hemingson, Kidder, Fredyma, and Ellsworth).

VII. Other Business.

Mr. Fredyma provided a brief update on the Economic Development Committee's recent work, including the Committee's support for resubmission of a **Municipal Technical Assistance Grant (MTAG)** by the Select Board. The resubmission is a revised scope of work that narrows the focus on the Rte. 202/9 and Maple Street Tax Increment Finance (TIF) district. The grant work is expected to produce options for the town to consider as it contemplates development of the district. The Planning Board took no action on the matter.

VIII. Adjournment. Chairman Ellsworth declared the meeting ADJOURNED at 7:05 PM. The next regular scheduled meeting of the Hopkinton Planning Board is 6:30 PM on Tuesday, December 11, 2018 at the Hopkinton Town Hall.

James P. Fredyma, Acting Secretary