



# Town of Hopkinton

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## HOPKINTON PLANNING BOARD

### MINUTES

DECEMBER 12, 2017

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

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**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 and Mr. Kidder were designated as voting members.

**II. Review of the Minutes of November 14, 2017.**

Celeste Hemingson, seconded by Jim Fredyma, moved to **APPROVE** the Minutes of November 14, 2017 as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Ellsworth). Vote: 4-0-0

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

**IV. Applications.**

**Lot Line Adjustments/Subdivision (#2017-11)**, Application of Catherine Tuttle for lot line adjustments and a subdivision involving properties owned by Edith Houston and Richard Houston, Irene Johnson 2017 Revocable Trust, and Richard and Virginia Haines, located off Amesbury Road, Tax Map 101, Lots 63 & 69, Tax Map 225, Lot 2, VB-1, R-1 & R-4 Districts.

Jonathan Crowdes of T.F. Bernier, Inc. addressed the Board presenting a plan of the lot line adjustments and subdivision. The intent of the lot line adjustments is to allow sufficient frontage for a new lot to be created from Lot 69. The new lot is shown as Lot 69.1 and consists of 2.627 acres with 160.02 feet of frontage along Amesbury Road. The remaining lot will consist of 59 acres with 52.89 feet of frontage along Park Avenue.

Jim Fredyma, seconded by Clarke Kidder, moved to **ACCEPT** Application #2017-11 as complete and for consideration. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Ellsworth). Vote: 4-0-0

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

Due to the size of the remaining parcel (59 acres) and the cost for the Applicant to have it surveyed, 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

Mrs. Hemingson inquired as to whether abutters were notified as the information was not included in the material received. In response, Mrs. Robertson advised that all abutters, including abutters in Amesbury Park and on the other side of the Contoocook River, were notified of the meeting.

Clarke Kidder, seconded by Celeste Hemingson, moved to **WAIVE** Sections 3.3.1 (b), (c) and 3.3.2 (a) of the Subdivision Regulations, and to **APPROVE** Application #2017-11 as presented. Motion carried unanimously in favor (Hemingson, Fredyma, Kidder and Ellsworth). Vote: 4-0-0

#### **V. Other Business.**

Mrs. Robertson informed members that, in the near future, the Planning Board, Zoning Board of Adjustment and Select Board meetings will be streamed live and available for viewing on the Town's website.

#### **VI. Adjournment.**

Chairman Ellsworth declared the meeting adjourned at 6:55 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, January 9, 2018, at the Hopkinton Town Hall.

Karen Robertson  
Planning Director