



# Town of Hopkinton

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

Tel: 603-746-3170

Fax: 603-746-3049

## TOWN OF HOPKINTON PUBLIC NOTICE – AGENDA

NOVEMBER 7, 2017

Notice is hereby given that the Hopkinton Zoning Board of Adjustment will meet on Tuesday, November 7, 2017, at 5:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, NH, to review and take action on the following.

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- I. **Call to Order (Determine quorum, review attendance of Regular Members and seating of Alternate Members, if necessary).**
  - II. **Applications.**
    - ✓ **William Turner (#2017-04)** Variance to construct a single-family residence in B-1 district. The property is located on Bound Tree Road, Tax Map 221, Lot 071. The application was submitted in accordance with Zoning Ordinance Table of uses 3.6.A.1. Variance was granted on May 1, 2012, but has since expired.
    - Denise Damour (#2017-05)** Special Exception to utilize property for residential/farming. The property located at 284 Spring Street, Tax Map 221, Lot 118, R-1 District. The application was submitted in accordance with Zoning Ordinance Table of uses 3.6.D.2.
  - III. **Review of Minutes and Notice of Decision of October 3, 2017.**
  - IV. **Any other business that may legally come before the Board.**
  - V. **Adjournment (Next regular meeting is Tuesday, December 5, 2017).**
-

Town of Hopkinton, New Hampshire  
Zoning Board of Adjustment  
330 Main Street, Hopkinton, NH 03229  
Tel: (603) 746-4487 · Fax (603) 746-2952  
e-mail: [planzone@hopkinton-nh.gov](mailto:planzone@hopkinton-nh.gov)

#2017-04  
**RECEIVED**

OCT 23 2017

HOPKINTON  
PLANNING DEPT.

**HOPKINTON ZONING BOARD OF ADJUSTMENT  
APPLICATION FOR APPEAL**

Name of Applicant: William Turner

Mailing Address: P.O. Box 685, Tilton NH 03276

Telephone (days): 603-396-9777

Name of Property Owner: Same

Mailing Address: \_\_\_\_\_

Telephone (days): \_\_\_\_\_

Tax Map: 221 Lot: 71 Location of Property: Corner Spring St., Bound Tree Rd  
(street #, name)

Zoning of property in question (see zoning map in current Ordinance):

Circle one: R-1 R-2 R-3 R-4 **B-1** M-1 VR-1 VB-1 VM-1

Section of the Hopkinton Zoning Ordinance under which your application was denied or you believe your proposal relates to:

Page: \_\_\_\_\_, Section: III, Paragraph: 3.6.A.1 Single Family Residence in B-1 District

*A copy of your denied Building/Use Application from the Board of Selectmen must be attached.*

This application is for:  Variance  Appeal of Administrative Decision  
 Equitable Waiver  Special Exception  
 Rehearing (if granted)

The undersigned hereby requests a Variance, Administrative Appeal, Equitable Waiver and/or Special Exception in order to permit the following:

Construct a single family residence in the B-1 (commercial) district.  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE: This application is not acceptable unless all required statements have been completed.**  
Additional information may be supplied on a separate sheet if the space provided is inadequate.

1. **Hearing, Abutter, Notification Fees:**
  - Variance – \$100.00
  - Special Exception – \$100.00
  - Equitable Waiver – \$100.00
  - Administrative Appeal – \$100.00
  - Rehearing – \$100.00
  - Notification of each Owner, Applicant, Agent, Abutter – \$5.00
  - Published Notice – \$75.00
2. **List of names and mailing addresses of all abutters to the property as defined by NH RSA 672:3. Supply information on separate sheet. Abutter is any person whose property adjoins or is directly across the street or stream from the land under consideration.**
3. **Attach location map showing exact location of property in relation to at least one prominent landmark (road junction, business, town building, etc.). Include north arrow and label road names. Indicate with an X the location of the property in question.**
4. **Attach site plan of property showing: Boundaries and area of parcel; north point, scale and legend; location, size and type of all existing and proposed buildings, uses, parking, signs, roadways, screening, etc.**
5. **List provisions to be made for septic disposal, fire protection, water supply, parking, noise, smoke, surface drainage, etc. Supply information on separate sheet.**
6. **Letter of Authorization to allow an Agent or Attorney to represent Applicant, if applicable.**
7. **Copy of property deed of the subject property.**
8. **Any other pertinent information that you feel the Board may need to assist in their decision making process.**

You must appear at the public hearing or be presented by an authorized agent or attorney for the Board to take action on your application. The application will be terminated or tabled for failure to appear at a scheduled public hearing, without first providing written notification to the Planning Department.

You are fully responsible for researching and knowing any and all laws, which may be applicable and affect the outcome of the Board's decision on your application request. The Town of Hopkinton assumes no responsibility or liability relating to your failure to research and know all applicable laws including, but not limited to, state, federal and local laws, codes, land development regulations and comprehensive plan. The Town of Hopkinton strongly encourages all applicants to consider consulting an attorney regarding their application.

You are encouraged to review the attached Rules of Procedures used by the Board of Adjustment at the public hearing.

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I/we being duly sworn, depose and say that I am/We are the owner(s)/lessee(s) of land included in the application and that the foregoing statements herein contained and attached, and information or attached exhibits thoroughly to the best of my/our ability represent the arguments on behalf of the application herewith submitted and that the statements and attached exhibits referred to are in all respect true and correct to the best of my/or knowledge and belief.

In addition, I/We understand this application must be filed with all pertinent information as it pertains to the requirements of the Town of Hopkinton Zoning Ordinance and all other information requested or required by the Zoning Board of Adjustment in order to be considered complete. I/We understand that this application will not be filed until all required information has been received, and do further understand that the Town of Hopkinton reserves the right to postpone this request until such time as the requirements are met.

Furthermore, I/We understand that I/We, our representative as stated on the application, should appear at the public hearing. If photographs, documents, maps or other materials are provided to the Board as evidence at the public hearing, said evidence will become property of the Town of Hopkinton and will remain on file for future reference.

Also, I/We recognize and understand that the public hearing before the Board of Adjustment regarding land development is considered quasi-judicial in nature. *State and local law strictly prohibits applicants and/or interested parties from participating in ex-parte communications with Board members in person, by phone, e-mail, or in writing before the application is discussed at a public hearing.*

Applicant's Signature: William M Turner Date: 10/23/17  
 Applicant's Printed Name: William M Turner Date: \_\_\_\_\_  
 Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Owner's Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

7

RETURN TO GRANTEE

Doc# 485587  
Book: 2439  
Pages: 152 - 153  
Filed & Recorded  
12/17/2002 12:37:46 PM  
KATHI L. GURAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS  
RECORDING \$ 14.00  
SURCHARGE \$ 2.00  
TRANSFER TAX \$ 2,678.00  
POSTAGE \$ 0.37

Book 2439 Page 152

14.37  
2.20

[Space Above This Line For Recording Data]

2670.00 Warranty Deed

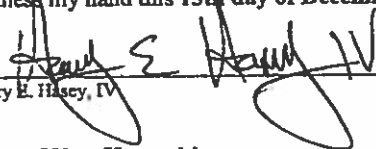
I, Harry E. Hasey, IV, married of 207 Bound Tree Road Hopkinton NH 03224 for consideration paid, grant to William M. Turner, unmarried of 11 Blevens Drive, Concord, NH 03301 with WARRANTY COVENANTS, individually

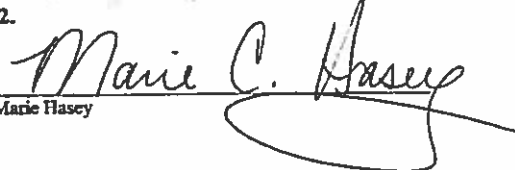
FOR LEGAL DESCRIPTION SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

Meaning and intending to convey the same premises conveyed to Harry E. Hasey, IV by deed Dated August 26, 1996 and recorded with the Merrimack Registry of Deeds on August 29, 1996 at 09:01 AM at Book 2032 Page 1975

We, Harry E. Hasey, IV and Marie Hasey, husband and wife, hereby release all rights of homestead and other interests in subject property.


Witness my hand this 13th day of December, 2002.

  
Harry E. Hasey, IV

  
Marie Hasey

State of New Hampshire  
County of Merrimack

In Concord on the 13th day of December, 2002 before me personally appeared Harry E. Hasey IV and Marie Hasey who being known to me, or satisfactorily proven, to be the parties executing the foregoing instrument, and they acknowledged said instrument, by them executed, to be their free act and deed.

  
Notary Public

PRINT OR TYPE NAME AND ADDRESS OF GRANTEE  
William M. Turner 207 Bound Tree Road, Hopkinton, New Hampshire

**Exhibit A - Property Description**

**DEED**

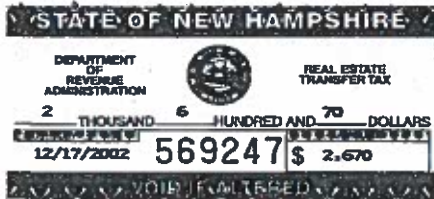
Five certain tracts or parcels of land with the buildings thereon, if any, situated in the Village of Contoocook, Town of Hopkinton, County of Merrimack, State of New Hampshire, being Lot #4, Parcel 545, Parcel 580 and Area 1 as shown on plan of land entitled "Subdivision Plan of Bovec Property, Spring Street, Contoocook, N.H.", dated 1/29/80, scale 1"=100', drawn by Bellantone, Fotea, Howard, Inc., recorded in the Merrimack County Registry of Deeds as Plan #6269, to which reference may be made for a more particular description.

Also a certain tract or parcel of land with the buildings thereon, if any, being a portion of a certain tract or land known as the "Baker" lot, situated on the south side of the highway leading from Contoocook to Hardys Corner, more particularly bounded and described as follows:

On the north by land of Van R. Paige; on the west by land of the heirs of Hamelton E. Perkins; on the south by land of George Chase; on the west by land of M.T. Clough. Being Tax Map 221, Lot 55 on the 2002 Assessors Map and Parcel 560 on the above mentioned plan.

Subject to the following:

1. Subject to all notations, facts, easements and issues as shown on Plan Number 6269 as recorded in said Registry of Deeds.



MERRIMACK COUNTY RECORDS  
*Kath: L. Gray*, CPO, Register

**VARIANCE**  
(Section XV)

In order to secure a variance, the Zoning Board of Adjustment must determine by law that your variance request satisfies the following criteria of the Zoning Ordinance. **Please provide a written response along with any other supporting documentation for each of the following criteria.** Please note that all criteria must be satisfied and supported by the Zoning Board of Adjustment in order for a variance to be granted. Should the space provided be inadequate, please attach additional pages to this application.

1. The proposed use would not diminish surrounding property values because:  
My proposal to construct a single family residence with attached garage is consistent with the use of my abutters' properties and the neighborhood; therefore, there should be no adverse effects on surrounding property values.
2. Granting the variance would not be contrary to the public interest because:  
Granting of the Variance will allow me to utilize my property in the same manner as my abutters have been able to do with their properties. Allowing a single family residential use of the property would not be contrary to the public interest. Whereas, requiring the property to be utilized for a two-family dwelling or for commercial uses, such as a small retail business, restaurant, gas station, or auto body shop, would be contrary to my abutters interest in their properties and the neighborhood.
3. By granting the variance substantial justice would be done because:  
By granting the Variance substantial justice would be done as it would allow me to utilize my property in the same manner as my abutters have been able to use their properties. While my property is zoned B-1, the property is surrounded by single family residences and vacant residential zoned property.
4. The spirit and intent of the Ordinance will not be broken by granting the variance because:  
The Bound Tree Road B-1 zone encompasses six lots with one lot partially zoned B-1 and R-2. The spirit and intent of the Ordinance will not be broken as the B-1 district allows for residential uses (two-family and multi-family up to 8 units). The Bound Tree Road B-1 zone consists of a total of six (6) lots that abut the R-3, R-2 and the R-1 districts. In fact, to get to the Bound Tree Road B-1 zone you have to drive past the residences in the R-1, R-2 and R-3 districts. The pictures show the uses of the six (6) lots in the B-1 district which includes the ~~Crows~~ <sup>Bouchard's</sup> single family residence, which is my direct abutter, a landscape/storage building, a welding business with a residential unit on the second floor and two lots that remain land only.
5. Literal enforcement of the ordinance results in unnecessary hardship.
  - (a) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area.
    - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property.

The purpose of the Zoning Ordinance is to "to protect and conserve the value of property, to encourage the most appropriate use of land...by promoting good civic design and arrangements". The purpose of the Commercial (B-1) district is "to provide limited commercial, institutional, professional and personal uses along with residential uses."

The fact that you have to drive past residences that are located in the R-1, R-2 and R-3 districts to get to my property and the fact that my property abuts a residence that is in the B-1 district and residences across the street in the R-3 district are obvious reasons as to why the most appropriate use of the property is for a single family residence. While the B-1 district allows for two-family and multi-family dwellings there are none in the B-1 zone and in the abutting R-3 zone.

- (ii) The proposed use is a reasonable one.

As I have stated above, in order to get to my property you need to drive past what is predominantly single family residences in the neighborhoods. The property is surrounded by the R-1, R-2, R-3 districts and is abutted by a residence that is located in the B-1 district. Again, there are six lots in the B-1 district. One lot has a residence on it, another lot has a residential/commercial use, one lot is being utilized by landscaping/storage use and there are two lots that are land only.

While the B-1 (commercial) district allows for commercial uses, including a retail establishment, restaurant, gas station and autobody shop, these uses would be contrary to the interest of those that own the residences that abut my property. The fact that one would have to drive through residential neighborhoods to get to a small retail business, restaurant, gas station or autobody shop is not realistic as it is unlikely that patrons would go out of their way to get to these businesses. The appropriate location for commercial uses is in the downtown, not in a residential neighborhood.

- (b) If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The lot is triangular shaped as a result of the highway being constructed and the construction of Bound Tree Road in order to access those lots on this side of the highway on what was formerly Spring Street. The shape of the lot hinders my ability to use the property for commercial purposes, without obtaining a Variance. The Ordinance requires a commercial use abutting a residential use (Crews' Douchards residence) or residential district (R-3 district) to have a minimum front and rear setback of 100 feet and a side setback of 50 feet from the property line abutting the residential use or district. Whereas, a residential use requires setbacks of 30 feet front, 15 feet side and 40 feet rear.

While the lot is triangular shaped, it more than meets the minimum acreage and frontage requirements for the B-1 district. The lot contains .43 acres with 300+ feet of frontage along Bound Tree Road and 237.72 feet along Spring Street. If, due to the lot's configuration, it cannot support a permitted commercial use then the only reasonable use is for a single family residence which is consistent with the other uses in the neighborhood.

12



# Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • www.hopkinton-nh.gov

Tel: 603 746-3170

Fax: 603 746-2952

## HOPKINTON ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION May 1, 2012

Notice is hereby given that the Hopkinton Zoning Board of Adjustment held a meeting on Tuesday, May 1, 2012, at 6:30 PM in the Hopkinton Town Hall. During the meeting, the Board made the following decisions:

### I. Application(s).

**#2012-5 Chuck and Joyce Rose** Variance to construct a garage having less than the required front setback. The property is located at 100 Chase Farm Road in the R-4 district, Tax Map 243, Lot 20. The application was submitted in accordance with Zoning Ordinance subsection 4.2.

*Motion made by Toni Gray, seconded by Harold Perkins, to approve the application as presented. Motion carried unanimously (Gray, Perkins, McLeod, Brock and Krzyzaniak). The Applicant successfully addressed the standards to be granted a Variance as set forth in subsection 15.8.3 of the Hopkinton Zoning Ordinance. The configuration of the lot is unique in that it surrounds Chase Farm Road (both sides and the end) with steep slopes.*

\* **#2012-6 William Turner** Variance to construct a single family residence in the B-1 (commercial) district. The property is located on the corner of Bound Tree Road, **Tax Map 221, Lot 71**. The application was submitted in accordance with Zoning Ordinance Table of Uses 3.6.A.1.

*Motion made by David Brock, seconded by Harold Perkins, to approve the application as presented. Motion carried unanimously (Gray, Perkins, McLeod, Brock and Krzyzaniak). The Applicant successfully addressed the standards to be granted a Variance as set forth in subsection 15.8.3 of the Hopkinton Zoning Ordinance. The property is unique as it is triangular shaped as a result of the construction of the highway and Bound Tree Road. The lot is surrounded by residential districts and single family residential uses.*

### II. Review of the Minutes and Notice of Decisions of March 27 and April 3, 2012.

*Toni Gray, seconded by Harold Perkins, moved approval of the Minutes and Notice of Decision of March 27, 2012, as presented. With five members voting, three voted in favor (Gray, Brock and Krzyzaniak) and two voted in abstention (Perkins and McLeod).*

*Harold Perkins, seconded by Toni Gray, moved approval of the Minutes and Notice of Decision of April 3, 2012, as presented. With five members voting, three voted in favor (Gray, Perkins and Krzyzaniak) and two voted in abstention (Brock and McLeod).*





Town of Hopkinton  
**Building Permit**  
 PLANNING DEPARTMENT  
 330 Main Street  
 Hopkinton, NH 03229  
 603-748-4487

Permit Number  
 2012-00075  
 Effective Date  
 5/07/2012  
 Expiration Date  
 5/07/2014

*Variance  
 Expired  
 Sect. 15.12 KR*

Owner: TURNER WILLIAM M  
 Applicant: TURNER WILLIAM M  
 Location of Work: 0

BOUND TREE RD  
 (No. and Street) (Unit or Building)

Description of Work: PERMISSION TO UTILIZE PROPERTY IN THE B-1 DISTRICT FOR A SINGLE-FAMILY RESIDENTIAL USE WITH PERMIT BEING APPLIED FOR IN THE FUTURE.

**ZONING DATA:** District: B-1 Map/Lot: 000221-000071-000000

**CONSTRUCTION DATA:** Use Group: R-3 Min. Type Constr: R-4  
 Design Occupant Load: Total Number of Dwelling Units: 0 Construction Area:  
 Building / Addition: Change in FootPrint: NO Irregular Size, See Plan: NO  
 Length: 0 FT. Width: 0 FT. Height: 0 FT. Number of Stories: 0.00

CONTRACTOR: N/A

REMARKS:

*[Signature]*  
 James O'Brien  
*[Signature]*  
 Denis Goddard  
*[Signature]*  
 George Langwasser  
*[Signature]*  
 Thomas Congoran  
*[Signature]*  
 Bryan Pellerin

**EXPIRATION OF VARIANCE:** Unless otherwise specified in the decision granting the Variance, a Variance granted by the Zoning Board of Adjustment shall expire if the Variance is not used within two (2) years of the decision granting the Variance.

Permit Holder: TURNER WILLIAM M  
 (Taking Responsibility for the Work)  
 Company/Affiliation: Owner Job Site Phone Number: 603-398-9777

Constr Cost: \$0 Permit Fee: \$0.00 Check No.: N/A Cash: \$0.00

The Permit Card Shall be Posted and Visible From the Street During Construction

Code Official \_\_\_\_\_ Date \_\_\_\_\_

**SECTION III  
ESTABLISHMENT OF DISTRICTS AND USES**

3.6 TABLE OF USES	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1	W-1
<b>A. Residential Uses</b>										
1. Single family detached dwelling.	P	P	P	P	X	S	P	S	S	
2. Two family dwelling.	S	S	P	P	S	S	P	S	S	
3. Multi-family dwelling with a maximum of eight (8) dwelling units per building.	X	X	S	P	S	X	S	S	X	
4. Manufactured Housing on individual lots.	X	X	X	X	X	X	X	X	X	
5. Manufactured Housing Park in accordance with Section IX.	X	S	S	S	X	X	S	X	X	
6. Manufactured Housing subdivision in accordance with Section XI.	P	P	P	P	X	X	S	X	X	
7. Congregate Care Housing	X	X	S	S	S	X	S	S	X	
8. Affordable Housing Option in accordance with Section XVI.	X	P	P	P	X	X	P	X	X	
<b>B. Temporary Residential Uses</b>										
1. Non-profit overnight and day camps and cottage colonies.	S	S	S	X	X	X	X	X	X	
2. Bed and Breakfast Home in accordance with Section III, paragraph 3.7.2 and 3.7.4.	S	S	S	S	P	X	S	P	X	
3. Bed and Breakfast Inn in accordance with Section III, paragraph 3.7.2 and 3.7.6.	S	S	S	S	P	X	S	P	X	
4. Hotels, Motels, Inns.	X	X	X	X	P	S	X	P	S	
<b>C. Outdoor/Recreational Uses</b>										
1. Forestry, wildlife, timber preserves, reservoirs, and nature study areas, conservation areas and preserved or protected open space.	P	P	P	P	P	P	P	P	P	
2. Public parks and playgrounds.	P	P	P	P	P	P	P	P	P	
3. Commercial riding stables and riding trails.	S	S	S	X	X	X	X	X	X	
4. Historic building or site open to public.	P	P	P	P	P	P	P	P	P	
5. Recreational camping/tenting parks and recreational camping vehicles.	S	S	S	X	X	X	X	X	X	
<b>D. Agricultural/Forestry Uses</b>										
1. Agriculture, horticulture and floriculture except a greenhouse or stand for retail sale, including customary accessory structures and uses.	P	P	P	S	S	P	S	S	P	
2. Farming including dairying, livestock, animal and poultry raising, and crop production including customary accessory structures and uses.	P	P	P	S	S	P	S	S	P	
3. Year-round greenhouse or farm stand.	S	S	S	S	S	P	S	P	P	

Section XII Wetlands Conservation District (Overlay)

Board of Selectmen Meeting

March 25, 2013

Page 4

Mr. Langwasser thanked everyone for their letters and participation in tonight's meeting. This piece is for public use and he is against the tower.

Mrs. Persechino thanked everyone for coming. She stated she would vote no.

Mrs. Strickford stated she has spoke with many people, have read the letters, and although she is looking for new revenue and challenged those present to do the same, she stated she would vote no.

Mr. Langwasser made a motion to decline the proposal of AT&T to proceed with erecting a cell tower on town owned land, located on Putney Hill Road, Map 239 Lot 50.

**VOTE:** O'Brien, Langwasser, Strickford, Persechino, and Traum voting in favor of the motion; no votes against; motion passes, 5-0.

Chairmen O'Brien called for a 5 minutes recess at 7:06 pm.

Chairmen O'Brien called the meeting back to order at 7:11 pm.

\* Chairmen O'Brien opened the Public Hearing on the Petition to Expand the Boundaries of Contoocook Village Precinct (CVP). Chairmen O'Brien explained the Board had received the Petition before the Annual Meeting of CVP; however, they did not act on it. At CVP Annual Meeting they voted to accept the Petition pending approval of the Board of Selectmen. Chairmen O'Brien read the Petition into the record: \*

The undersigned registered voters registered in the Town of Hopkinton, pursuant to NH RSA 52:5 hereby Petition the Selectmen of the Town of Hopkinton as follows: To extend the boundaries of the Contoocook Village precinct to include all of the property currently owned by William M. Turner, located off Bound Tree Road, Hopkinton (Contoocook), New Hampshire being Tax Map 221 Lot 71.

Chairmen O'Brien asked for public comment.

There being no public comment, Chairmen O'Brien closed the Public Hearing.

\* Mr. Traum made a motion to approve the Petition for Extension of Precinct Boundaries to include the property currently owned by William Turner, Map 221 Lot 71. Mrs. Strickford seconded the motion. \*

**VOTE:** O'Brien, Langwasser, Strickford, Persechino, and Traum voting in favor of the motion; no votes against; motion passes, 5-0.

Steve Clough, Assistant Superintendent of Public Works, came forward to explain the Modification to the Solid Waste Management Facility Permit. Mr. Clough explained as the town is always looking for ways to increase revenue, this modification would allow him to look into accepting certain recyclables from certain towns. Mr. Clough stated we would have the control over whom, when and how it comes into the Transfer Station. This would give the committee other options for revenue. It will require a Public Hearing. Mr. Clough stated that over the years, he has made an effort to have a good relationship with the abutters to the Transfer Station by keeping them informed. A certified letter was sent notifying abutters about the modification. He further stated that this permit will not exceed current limits.

Mr. Traum inquired if Mr. Clough had a ball park number for increased revenue. Mr. Clough stated he would anticipate at some time having the transfer station to be funded completely by fees and not taxes.



# 0 Abutters List Report

Hopkinton, NH  
October 23, 2017

## Subject Property:

Parcel Number: 221-071-000  
CAMA Number: 221-071-000  
Property Address: BOUND TREE RD

Mailing Address: TURNER WILLIAM M  
PO BOX 7182  
GILFORD, NH 03247

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## Abutters:

Parcel Number: 221-057-000  
CAMA Number: 221-057-000  
Property Address: 271 BOUND TREE RD

Mailing Address: AVERY STEPHEN DOUGLAS  
PO BOX 408  
CONTOOCOOK, NH 03229

Parcel Number: 221-069-000  
CAMA Number: 221-069-000  
Property Address: BOUND TREE RD

Mailing Address: WESTON HOWARD H  
PO BOX 86  
HANCOCK, NH 03449

Parcel Number: 221-070-000  
CAMA Number: 221-070-000  
Property Address: 314 BOUND TREE RD

Mailing Address: BOUCHARD JOSEPH R ROBICHAUD  
EMILY E  
314 BOUND TREE RD  
HOPKINTON, NH 03229

Parcel Number: 221-072-000  
CAMA Number: 221-072-000  
Property Address: 228 BOUND TREE RD

Mailing Address: BOUNDTREE MANAGEMENT CO. LLC  
254 MAPLE ST  
HOPKINTON, NH 03229



[www.cai-tech.com](http://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.

10/23/2017

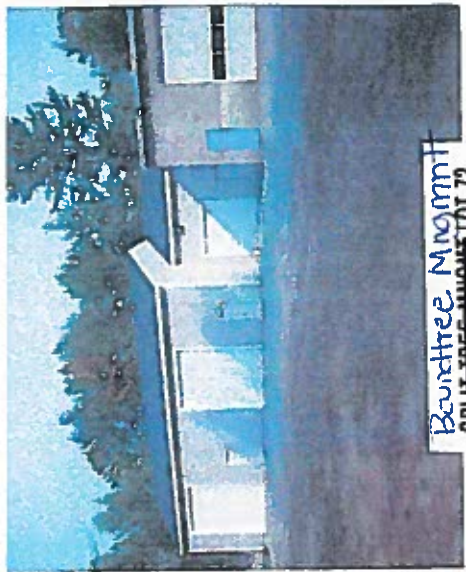
Page 1 of 1





GREENS RESIDENCE LOT 70

*Beauchamp*



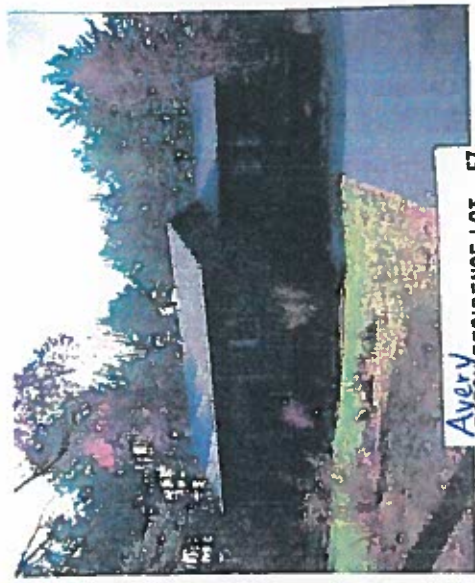
Bountree Mgmt  
~~BOUND TREE MGMT~~ LOT 72



BOUND TREE REALTY LOT 73



ISABELLE RESIDENCE LOT 58



Avery  
~~AVERY~~ RESIDENCE LOT 57



Furst  
~~FURST~~ RESIDENCE LOT 56



FAUTEUX RESIDENCE LOT 52



AMERICAN LEGION LOT 51





October 23, 2017



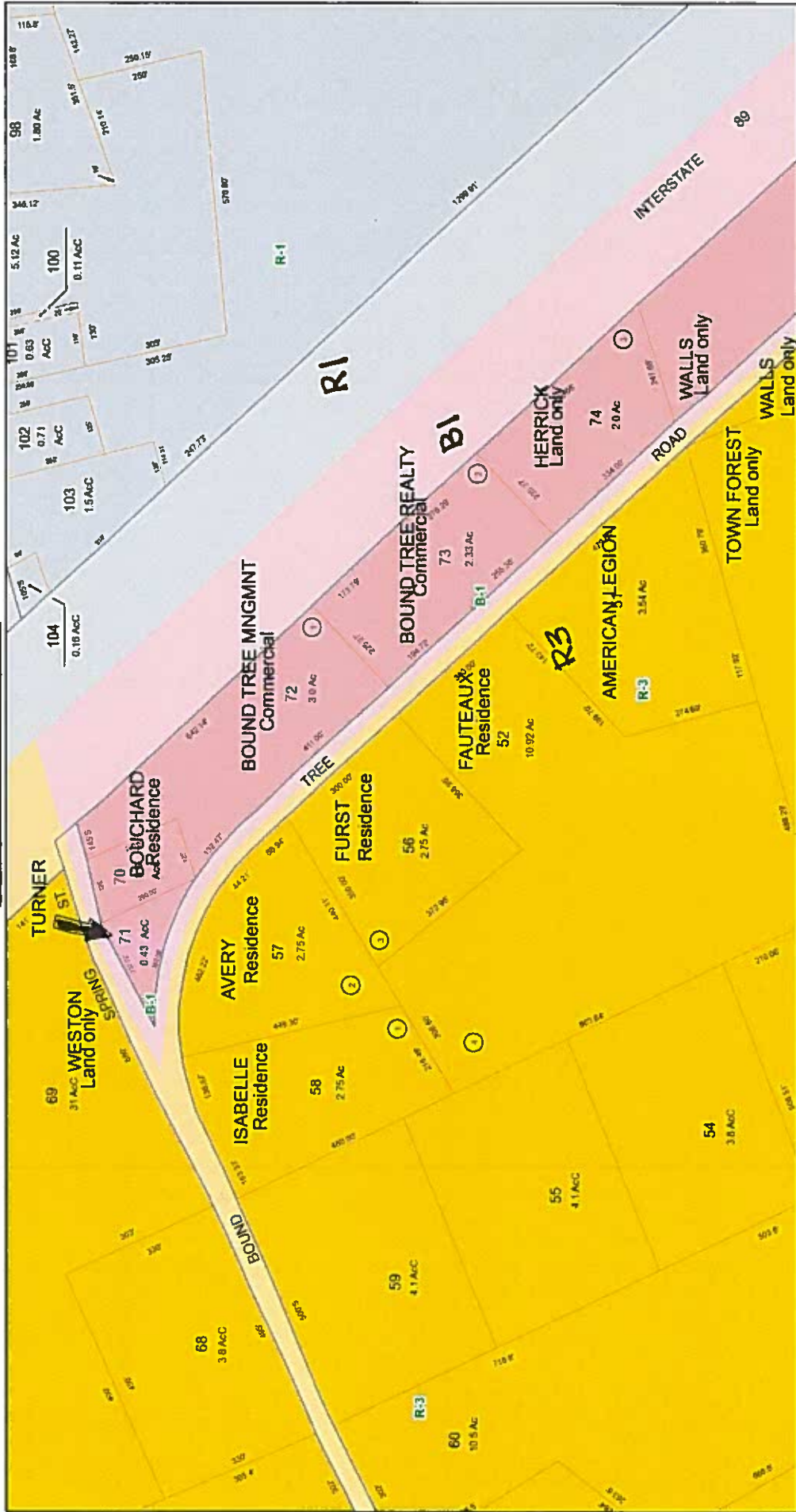
Hopkinton, NH

1 inch = 185 Feet



CAI Technologies

www.cai-tech.com



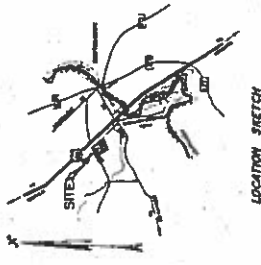
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Pine St.

# 6269 - Revised June 3, 10-50 A.M. 1960  
 State: Kathleen M. Quinlan, Register

APPROVED BY THE HOPKINTON PLANNING BOARD  
 ON May 3, 1960 CERTIFIED BY  
 CHAIRMAN Edward J. O'Donnell AND  
 SECRETARY [Signature]

NOTE: All dimensions shown on this plan were  
 used to establish the location of the proposed  
 subdivision. The location of the proposed  
 subdivision is shown on the plan. The location  
 of the proposed subdivision is shown on the plan.  
 The location of the proposed subdivision is shown on the plan.  
 The location of the proposed subdivision is shown on the plan.



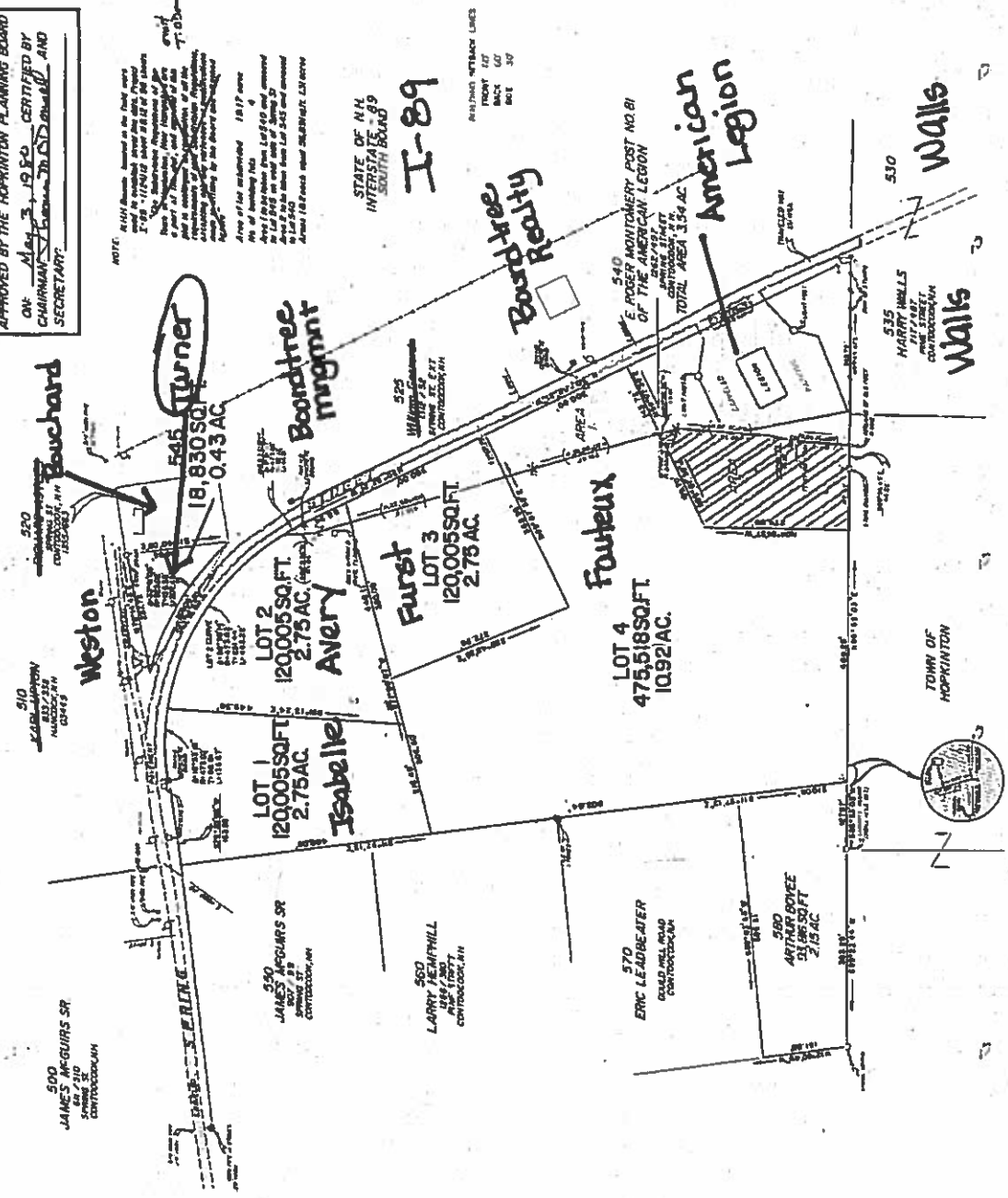
SUBDIVISION PLAN  
 OF  
**BOVEE PROPERTY**  
 SPRING ST. CONTOOCCOOK, N.H.



ARTHUR BOYCE  
 REGISTERED PROFESSIONAL ENGINEER  
 150 STATE STREET, CONTOOCCOOK, NH  
 SCALE 1"=100'

TYPE OF SURVEY: THEODOLITE BE EDM.  
 DATE OF SURVEY: 12/19/57  
 PLAN REFERENCE: N/A  
 FIELD BOOK NO.: 100  
 BOOK NO.: 100  
 PAGE NO.: 100  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 12/19/57

**Bellmore, Foote, & Howard Inc.**  
 3 RIVER ROAD  
 DOW, N.H. 03301  
 TEL. 428-7100



Pine St.

SPRING STREET

UNPAVEMENTED

N76°14'43" E

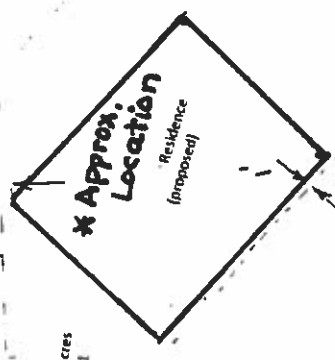
237.72'

STONE BOUND

BOUND TREE RD

196.85'

S11°40'08" E



43 Acres Lot 71

SABELLE RESIDENCE

Avery RESIDENCE

William M. Turner

Spring St./Bound Tree Rd.

Tax Map 221, Lot 71, B-1 District

Setback Requirements: 30' Front, 40' Rear, 15' Sides

April 2017

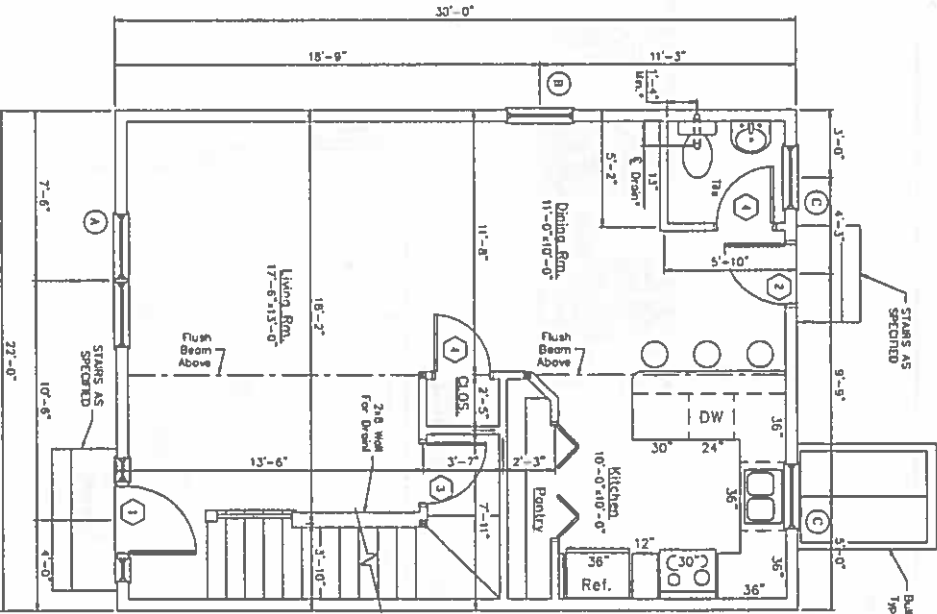
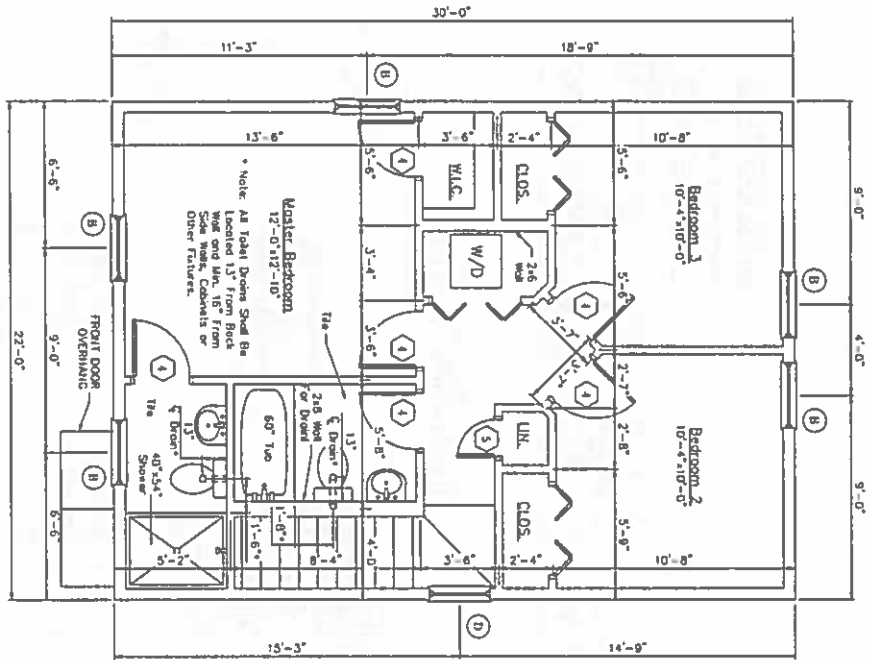
Lot 71 Two Front, One Side per "Setbacks Graphic"

Bouchard RESIDENCE

Bound-tree mngmt

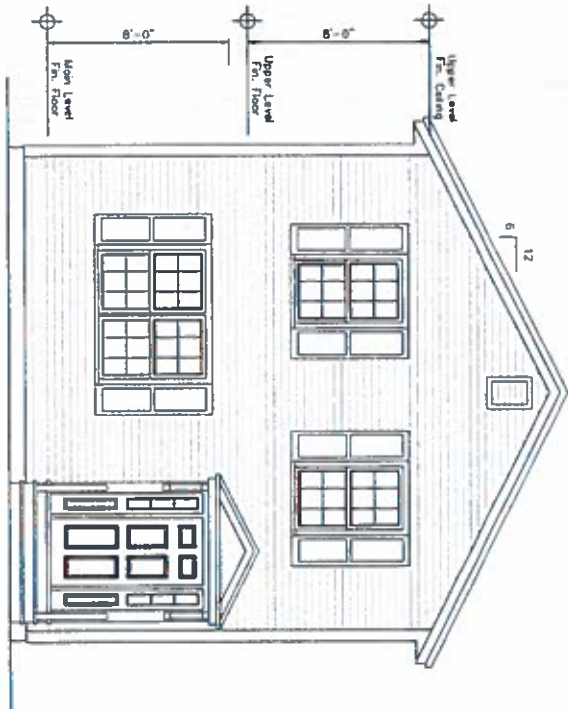






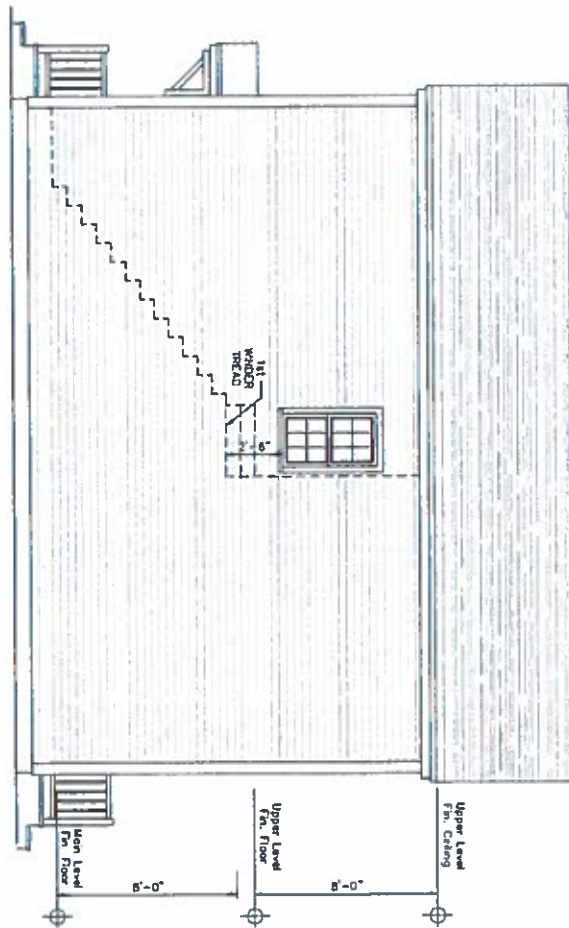
FLOOR AREAS	
First Floor	880 SF
Second Floor	880 SF
<b>Total</b>	<b>1320 SF</b>

Approval Signatures	
BMT CONSTRUCTION LLC	DATE
MDR Rehab	DATE
MDR Rehab	DATE



**Front Elevation**

SCALE 3/16"=1'-0" (1"x17")  
3/8"=1'-0" (22"x34")



**Right Elevation**

SCALE 3/16"=1'-0" (1"x17")  
3/8"=1'-0" (22"x34")

**WINDOW SCHEDULE**

Item	Qty.	Material / Location	Height / Opening	Notes
1	1	DOUBLE	3'-0" x 7'-0"	DOUBLE HUNG (2013)
2	1	DOUBLE	3'-0" x 6'-6"	DOUBLE HUNG (2013)
3	1	DOUBLE	3'-0" x 6'-6"	DOUBLE HUNG (2013)
4	1	DOUBLE	3'-0" x 6'-6"	DOUBLE HUNG (2013)

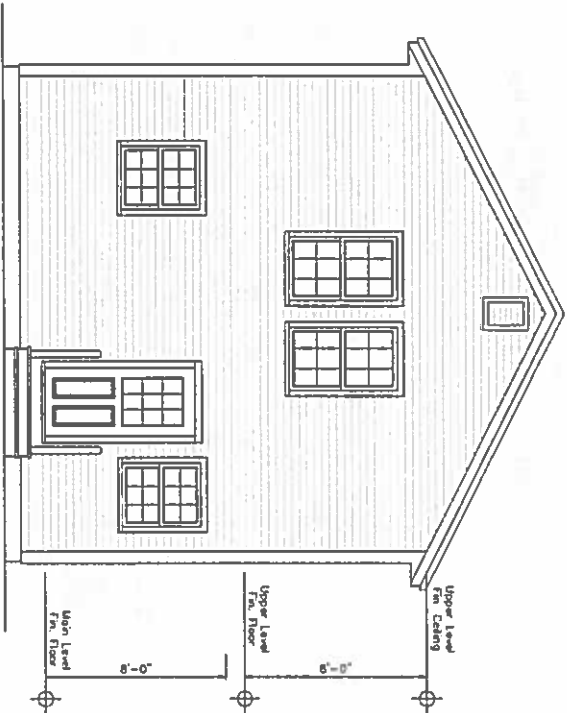
**DOOR SCHEDULE**

Item	Qty.	Size	Height / Opening	Notes
1	1	3'-0" x 7'-0"	3'-5 1/2" x 7'-2 1/2"	ENTRY DOOR 8'(7) 17" SDC UNITS
2	1	3'-0" x 6'-6"	2'-10" x 6'-10 1/2"	9 LITE ENTRY DOOR
3	1	3'-0" x 6'-6"	2'-10" x 6'-10 1/2"	WITNESS DOOR
4	1	3'-0" x 6'-6"	2'-10" x 6'-10 1/2"	WITNESS DOOR
5	1	3'-0" x 6'-6"	2'-10" x 6'-10 1/2"	WITNESS DOOR
6	1	3'-0" x 6'-6"	2'-10" x 6'-10 1/2"	WITNESS DOOR

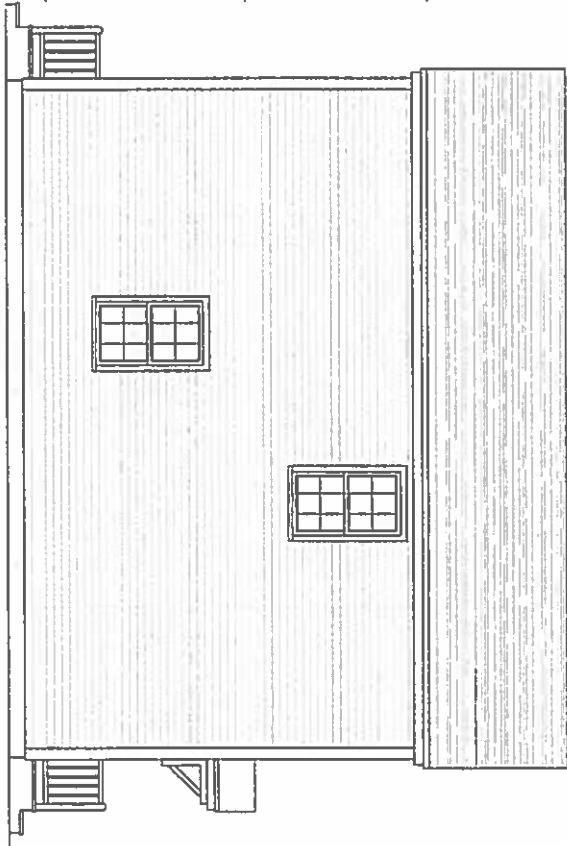
- NOTES**
1. VERIFY ALL WINDOW SIZES AND LOCATIONS WITH THE ARCHITECT AND ARCHITECTURAL RECORDS.
  2. ALL WINDOW SCHEDULES TO BE IN ACCORDANCE WITH THE ARCHITECTURAL RECORDS.
  3. VERIFY THE LOCATION OF ALL WINDOWS AND DOORS WITH THE ARCHITECT AND ARCHITECTURAL RECORDS.
  4. VERIFY THE LOCATION OF ALL WINDOWS AND DOORS WITH THE ARCHITECT AND ARCHITECTURAL RECORDS.

**Approval Signatures**

DATE	DATE
DATE	DATE
DATE	DATE

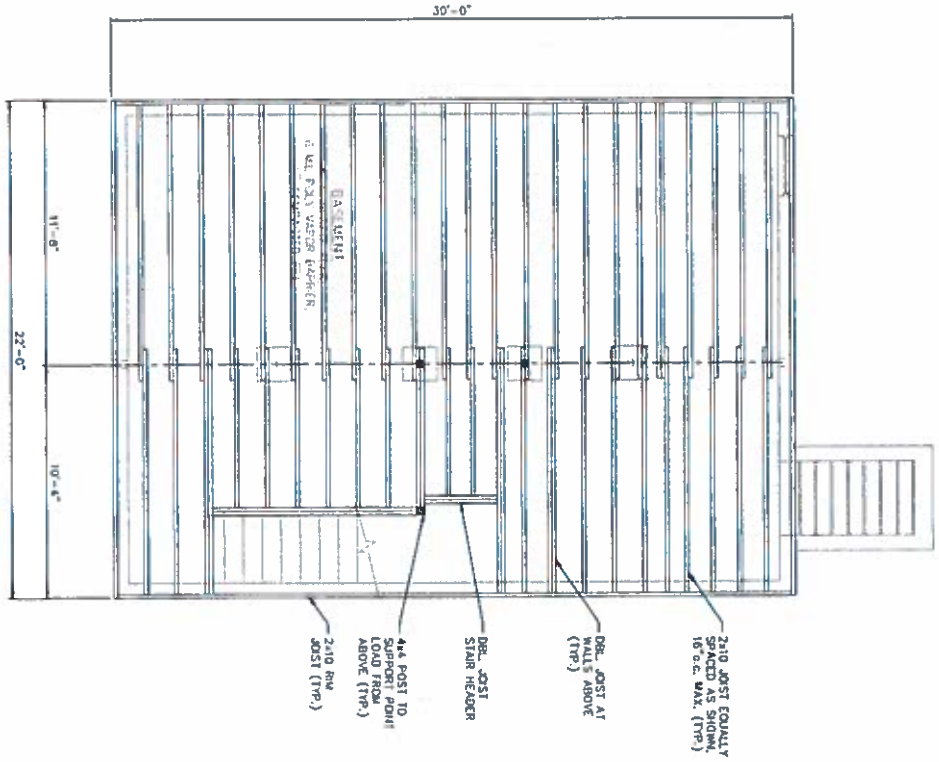


**Rear Elevation**  
 SCALE: 3/16"=1'-0" (11"x17")  
 3/8"=1'-0" (22"x34")



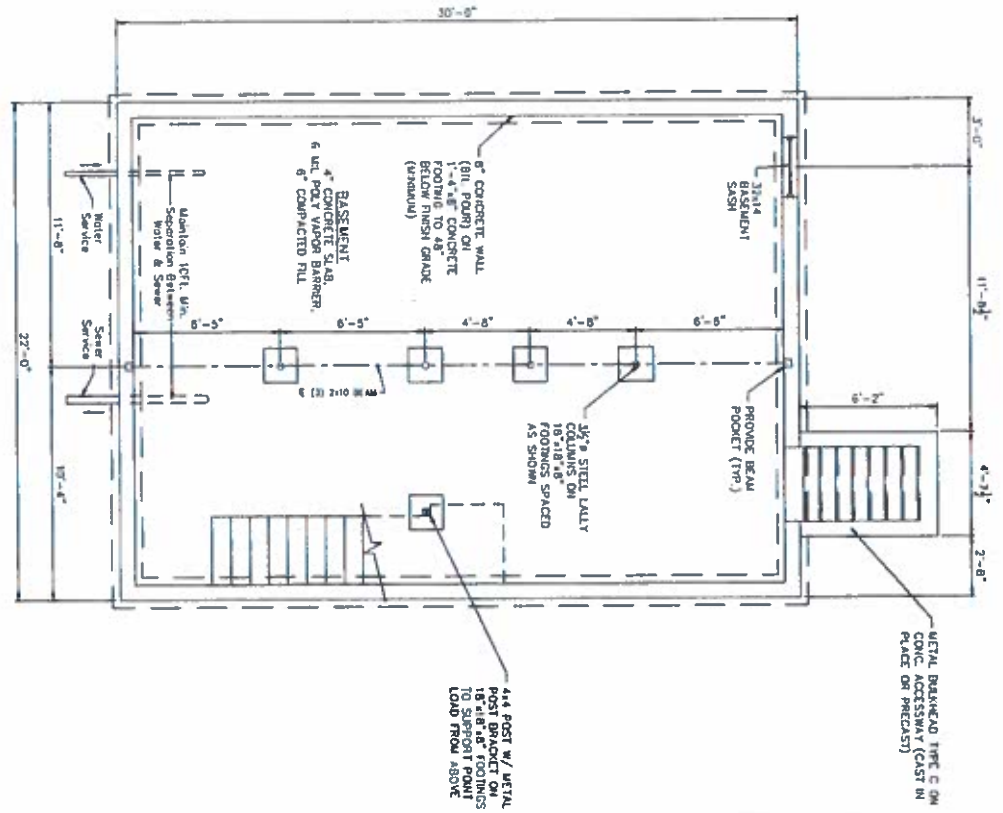
**Left Elevation**  
 SCALE: 3/16"=1'-0" (11"x17")  
 3/8"=1'-0" (22"x34")

Approval Signatures	
BMT CONSTRUCTION LLC	DATE
MDR Rep.	DATE
MDR Rep.	DATE



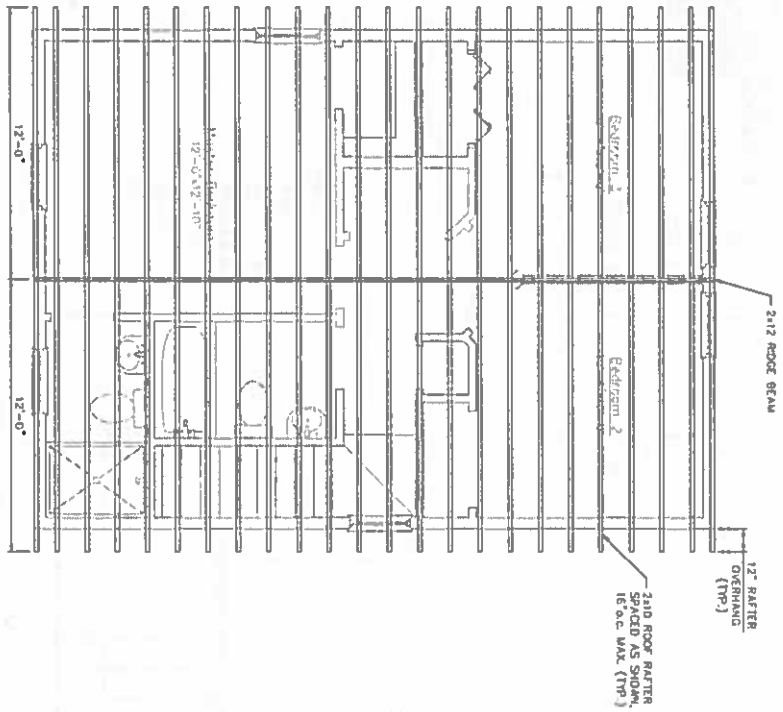
**First Floor Framing Plan**

SCALE: 3/16"=1'-0" (11"x17")  
3/8"=1'-0" (22"x34")

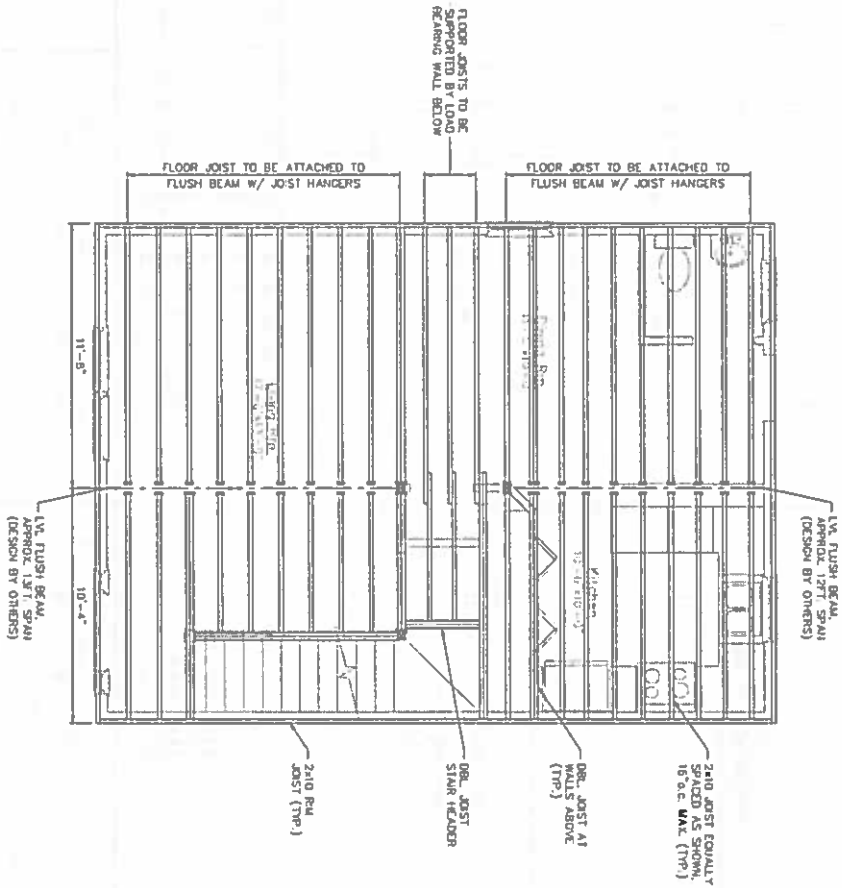


**Foundation Plan**

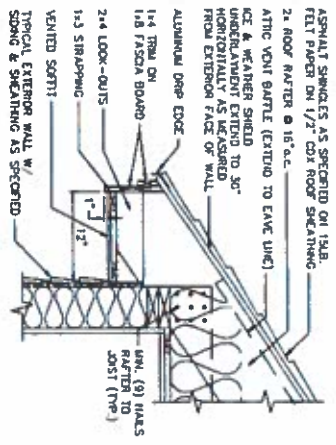
SCALE: 3/16"=1'-0" (11"x17")  
3/8"=1'-0" (22"x34")



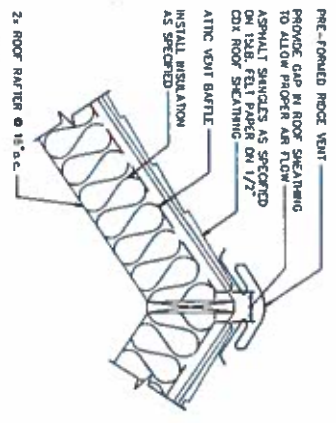
**Roof Framing Plan**  
 SCALE: 3/16"=1'-0" (11"x17")  
 3/8"=1'-0" (22"x34")



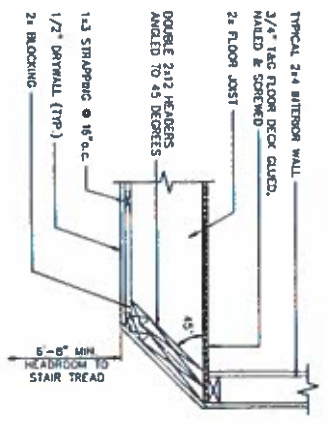
**Second Floor Framing Plan**  
 SCALE: 3/16"=1'-0" (11"x17")  
 3/8"=1'-0" (22"x34")



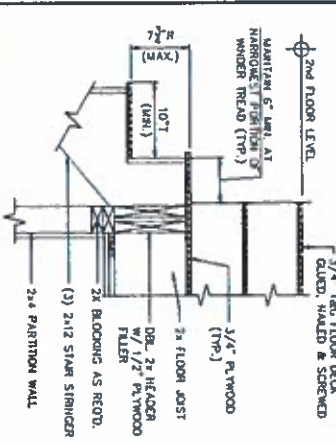
1 SOFFIT DETAIL  
 SCALE 3/4"=1'-0"



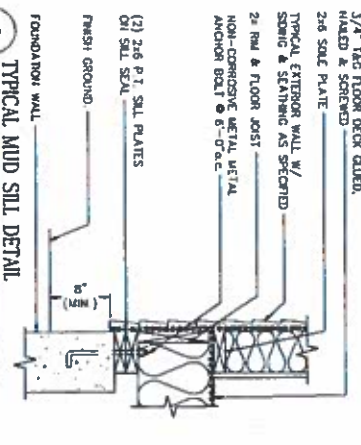
2 TYPICAL RIDGE VENT DETAIL  
 SCALE 3/4"=1'-0"



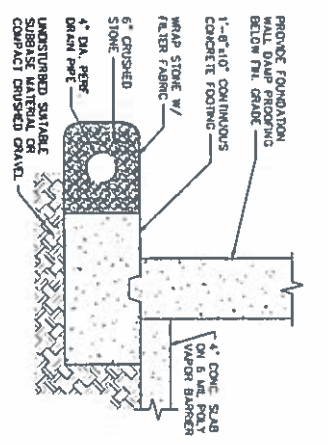
3 TYPICAL STAIRWELL HEADER DETAIL  
 SCALE 3/4"=1'-0"



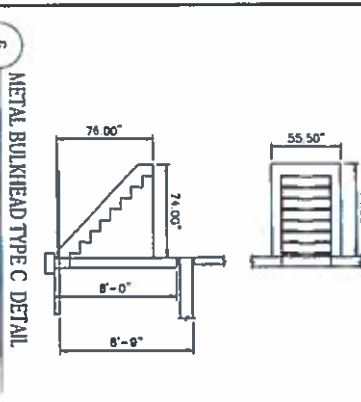
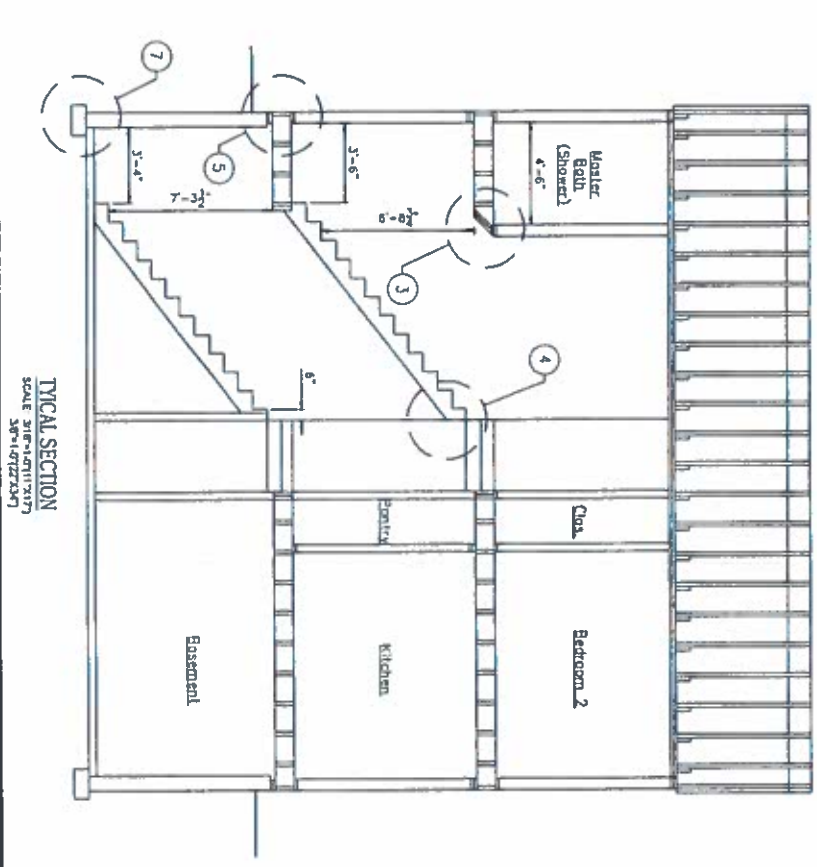
4 WINDER STAIR DETAIL  
 SCALE 3/4"=1'-0"



5 TYPICAL MUD SILL DETAIL  
 SCALE 3/4"=1'-0"



7 FOUNDATION FOOTING DETAIL  
 SCALE 3/4"=1'-0"



Approval Signatures

BMT CONSTRUCTION, LLC

DATE

DATE

DATE





# Town of Hopkinton

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

Tel: 603-746-3170

Fax: 603-746-3049

## TOWN OF HOPKINTON PUBLIC NOTICE – AGENDA

NOVEMBER 7, 2017

Notice is hereby given that the Hopkinton Zoning Board of Adjustment will meet on Tuesday, November 7, 2017, at 5:30 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. **Applications.**

**William Turner (#2017-04)** Variance to construct a single-family residence in B-1 district. The property is located on Bound Tree Road, Tax Map 221, Lot 071. The application was submitted in accordance with Zoning Ordinance Table of uses 3.6.A.1. Variance was granted on May 1, 2012, but has since expired.

✓ **Denise Damour (#2017-05)** Special Exception to utilize property for residential/farming. The property located at 284 Spring Street, Tax Map 221, Lot 118, R-1 District. The application was submitted in accordance with Zoning Ordinance Table of uses 3.6.D.2.
  - III. **Review of Minutes and Notice of Decision of October 3, 2017.**
  - IV. **Any other business that may legally come before the Board.**
  - V. **Adjournment (Next regular meeting is Tuesday, December 5, 2017).**
-

#2017-05  
OCT 23 2017

Town of Hopkinton, New Hampshire  
Zoning Board of Adjustment  
330 Main Street, Hopkinton, NH 03229  
Tel: (603) 746-4487 • Fax (603) 746-2952  
e-mail: [planzone@hopkinton-nh.gov](mailto:planzone@hopkinton-nh.gov)

CK 7109 \$100  
HOPKINTON  
PLANNING BOARD

HOPKINTON ZONING BOARD OF ADJUSTMENT  
APPLICATION FOR APPEAL

Name of Applicant: Denise Damour  
Mailing Address: 284 Spring Street, Contoocook, NH 03229  
Telephone (days): 603-746-6240  
Name of Property Owner: David & Denise Damour  
Mailing Address: Same as Applicant  
Telephone (days): 746-6240  
Tax Map: 221 Lot: 11<sup>B</sup> Location of Property: 284 Spring Street

Zoning of property in question (circle one): R-1 R-2 R-3 R-4 B-1 M-1 VR-1 VB-1 VM-1

Section of Hopkinton Zoning Ordinance under which your application was denied or you believe your proposal relates to: Section: III Paragraph/Table: Table of Uses 3.6.D.2 (Farming R-1 District)

*A copy of your denied Building/Use Application or administrative decision must be attached.*

This application is for:  Variance  Special Exception  Equitable Waiver  Administrative Appeal

The undersigned hereby requests a Variance, Special Exception, Equitable Waiver, and Administrative Appeal in order to permit the following:

We would like to be allowed to have a maximum of 2 horses on our property.

**NOTE: This application is not acceptable unless all required statements have been completed. Additional information may be supplied on a separate sheet if the space provided is inadequate.**

- ✓ 1. **Hearing, Abutter, Notification Fees:**
  - Variance – \$100.00
  - Special Exception – \$100.00
  - Equitable Waiver – \$100.00
  - Administrative Appeal – \$100.00
  - Rehearing – \$100.00
  - Notification of each Owner, Applicant, Agent, Abutter – \$5.00
  - Published Notice – \$75.00
- ✓ 2. **List of names and mailing addresses of all abutters to the property as defined by NH RSA 672:3. Supply information on separate sheet. Abutter is any person whose property adjoins or is directly across the street or stream from the land under consideration.**
- ✓ 3. **Attach location map showing exact location of property in relation to at least one prominent landmark (road junction, business, town building, etc.). Include north arrow and label road names. Indicate with an X the location of the property in question.**



- ✓ 4. Attach site plan of property showing: Boundaries and area of parcel; north point, scale and legend; location, size and type of all existing and proposed buildings, uses, parking, signs, roadways, screening, etc.
  - ✓ 5. List provisions to be made for septic disposal, fire protection, water supply, parking, noise, smoke, surface drainage, etc. Supply information on separate sheet.
  - Ø 6. Letter of Authorization to allow an Agent or Attorney to represent Applicant, if applicable.
  - ✓ Copy of property deed of the subject property.
8. Any other pertinent information that you feel the Board may need to assist in their decision making process.

You must appear at the public hearing or be presented by an authorized agent or attorney for the Board to take action on your application. The application will be terminated or tabled for failure to appear at a scheduled public hearing, without first providing written notification to the Planning Department.

You are fully responsible for researching and knowing any and all laws, which may be applicable and affect the outcome of the Board's decision on your application request. The Town of Hopkinton assumes no responsibility or liability relating to your failure to research and know all applicable laws including, but not limited to, state, federal and local laws, codes, land development regulations and comprehensive plan. The Town of Hopkinton strongly encourages all applicants to consider consulting an attorney regarding their application.

You are encouraged to review the attached Rules of Procedures used by the Board of Adjustment at the public hearing.

---

I/we being duly sworn, depose and say that I am/We are the owner(s)/lessee(s) of land included in the application and that the foregoing statements herein contained and attached, and information or attached exhibits thoroughly to the best of my/our ability represent the arguments on behalf of the application herewith submitted and that the statements and attached exhibits referred to are in all respect true and correct to the best of my/or knowledge and belief.

In addition, I/We understand this application must be filed with all pertinent information as it pertains to the requirements of the Town of Hopkinton Zoning Ordinance and all other information requested or required by the Zoning Board of Adjustment in order to be considered complete. I/We understand that this application will not be filed until all required information has been received, and do further understand that the Town of Hopkinton reserves the right to postpone this request until such time as the requirements are met.

Furthermore, I/We understand that I/We, our representative as stated on the application, should appear at the public hearing. If photographs, documents, maps or other materials are provided to the Board as evidence at the public hearing, said evidence will become property of the Town of Hopkinton and will remain on file for future reference.

Also, I/We recognize and understand that the public hearing before the Board of Adjustment regarding land development is considered quasi-judicial in nature. **State and local law strictly prohibits applicants and/or interested parties from participating in ex-parte communications with Board members in person, by phone, e-mail, or in writing before the application is discussed at a public hearing.**

Applicant's Signature: Denise A. Damour Date: 10.23.2017  
 Applicant's Printed Name: Denise A. Damour Date: 10.23.2017  
 Owner's Signature: Denise A. Damour Date: 10.23.2017  
 Owner's Printed Name: Denise A. Damour Date: 10.23.2017

412560  
100

# DEED OF WARRANTY B1386P810

WE, PETER S. ZICKO and GRACE M. ZICKO, married

of Contoocook, Town of Hopkinton, Merrimack County, State of  
New Hampshire, for consideration paid, grant to DAVID A. DAMOUR and DENISE A. DAMOUR

of 80 Centre Street  
(Street Address)  
Concord Merrimack County, State of  
(Town or City)

New Hampshire, with WARRANTY covenants ~~XX~~ as joint tenants  
with rights of survivorship.  
(Description of land or interest being conveyed; incumbrances, exceptions, reservations, if any)

A certain tract of land together with the buildings situated  
thereon in Contoocook, Town of Hopkinton, County of Merrimack and  
State of New Hampshire, more particularly bounded and described  
as follows:

Beginning at a pin on Spring Street at the southwest corner of said  
Lot #8; thence approximately N 9° E 200 feet, more or less, to a pin;  
thence approximately S 80° E 231 feet, more or less, to a pin; thence  
approximately S 34° 15' E 70 feet, more or less, to a pin; thence 155  
feet, more or less, on a line generally S 5° 31' W to Spring Street;  
thence along Spring Street 292 feet, more or less, on line generally  
N 80° W to the point of beginning.

Meaning and intending to describe and convey hereby all and the  
same premises which were conveyed to Peter S. Zicko and G. Madolyn  
Zicko by deed of Donald S. Kemp and Cecile M. Kemp dated April 13,  
1971 and recorded Merrimack County Registry of Deeds, Book 1095, Page 86.

WE, PETER S. & GRACE M. ~~XXX~~ married ~~XXXXXXXXXXXX~~  
ZICKO ~~XXXXXX~~ release to said Grantee all rights of  
~~XXXXXX~~ homestead and other interests therein.

WITNESS OUR hand & this 11<sup>th</sup> day of January, 1981

Witness:  
*Lois B. ...*  
*George H. Wallace*

*Peter S. Zicko*  
PETER S. ZICKO  
*Grace M. Zicko*  
GRACE M. ZICKO

STATE OF NEW HAMPSHIRE } The foregoing instrument was acknowledged before me this  
COUNTY OF Merrimack } Jan. 14, 1981 by Peter S. Zicko and Grace M. Zicko



MERRIMACK COUNTY RECORDS  
Recorded Jan. 14, 4-10PM. 1981

LACE, Notary Public  
My Commission Expires October 10, 1984

*George H. Wallace*  
Notary Public

B1386P810

**SPECIAL EXCEPTION**  
(Section XV)

In order to secure a variance, the Zoning Board of Adjustment must determine by law that your Special Exception request satisfies the following criteria of the Zoning Ordinance. Please provide a written response along with any other supporting documentation for each of the following criteria. Please note that all criteria must be satisfied and supported by the Zoning Board of Adjustment in order for a Special Exception to be granted. Should the space provided be inadequate, please attach additional pages to this application.

1. Standards provided by this Ordinance for the particular use permitted by special exception.

Farming (horses) is permitted by Special Exception in the R-1 district per  
Zoning Ordinance Table of Uses 3.6.D.2 and Definition 2.1.A.4.

2. No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.

No, the horses are not treated or maintained with  
any toxic or flammable materials.

3. No detriment to property values in the vicinity or change in the essential characteristics of a residential neighborhood on account of the location or scale of buildings and other structures, parking areas, access ways, odor(s), smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials.

Horses will be confined to our property with electric  
fencing and sheltered in a pole barn attached  
to the garage. Waste will be composted and/or moved to Lewis Van

4. No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity.

No, horses will be confined to barn & fenced in  
area.

5. No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection, and schools.

No, Waste will be composted and used to ~~further~~ fertilize  
lawn. Current horse is geriatric and produces less waste  
than typical horse due to his age & nutrition.

6. No significant increase of storm water runoff onto adjacent property or streets.

No, our property is an old river bed with excellent drainage.  
No unexpected water run off.

7. An appropriate location for the proposed use.

Yes, according to UNH Comp. Sct. we have the appropriate  
amount of area for maintaining rotating pasture

8. Not affect adversely the health and safety of the residents and others in the area and not be detrimental to the use or development of adjacent or neighboring properties.

~~Electric fencing will be closely monitored and well defined.  
3 sides of our property is lined with evergreen trees.~~

9. In the public interest and in the spirit of the ordinance.

~~Yes, the ordinance allows for this use. Our property is large and ideal for this use. Historically this property was once maintained as a farm.~~

\* Water supply for the horses will come from buckets carried from our home.



# 0 Abutters List Report

Hopkinton, NH  
October 16, 2017

## Subject Property:

Parcel Number: 221-118-000  
CAMA Number: 221-118-000  
Property Address: 284 SPRING ST

Mailing Address: DAMOUR DAVID A & DENISE  
284 SPRING ST  
CONTOOCOOK, NH 03229

## Abutters:

Parcel Number: 221-097-000  
CAMA Number: 221-097-000  
Property Address: 245 SPRING ST

Mailing Address: KENNETT TROY M  
245 SPRING ST  
CONTOOCOOK, NH 03229

Parcel Number: 221-098-000  
CAMA Number: 221-098-000  
Property Address: 263 SPRING ST

Mailing Address: SMITH LORRAINE D  
263 SPRING ST  
CONTOOCOOK, NH 03229

Parcel Number: 221-099-000  
CAMA Number: 221-099-000  
Property Address: 291 SPRING ST

Mailing Address: JONES DAVID W & DEBRA  
291 SPRING ST  
CONTOOCOOK, NH 03229

Parcel Number: 221-114-000  
CAMA Number: 221-114-000  
Property Address: 9 HARDY LN

Mailing Address: DERMOTT FAMILY REV TRUST  
DERMOTT R ALLAN & LYNN (TRE)  
9 HARDY LN  
CONTOOCOOK, NH 03229

Parcel Number: 221-117-000  
CAMA Number: 221-117-000  
Property Address: 296 SPRING ST

Mailing Address: WOOD JAY C & BARBARA M  
296 SPRING ST  
CONTOOCOOK, NH 03229

Parcel Number: 221-119-000  
CAMA Number: 221-119-000  
Property Address: 35 PINEWOOD DR

Mailing Address: PIANKA JOHN P & SANDRA  
35 PINEWOOD DR  
CONTOOCOOK, NH 03229

Parcel Number: 221-121-000  
CAMA Number: 221-121-000  
Property Address: 32 PINEWOOD DR

Mailing Address: RECORD ROBERT T II RECORD  
CHRISTINE M  
32 PINEWOOD DR  
CONTOOCOOK, NH 03229

Parcel Number: 221-122-000  
CAMA Number: 221-122-000  
Property Address: 18 PINEWOOD DR

Mailing Address: BAILEY JESSICA  
18 PINEWOOD DR  
CONTOOCOOK, NH 03229

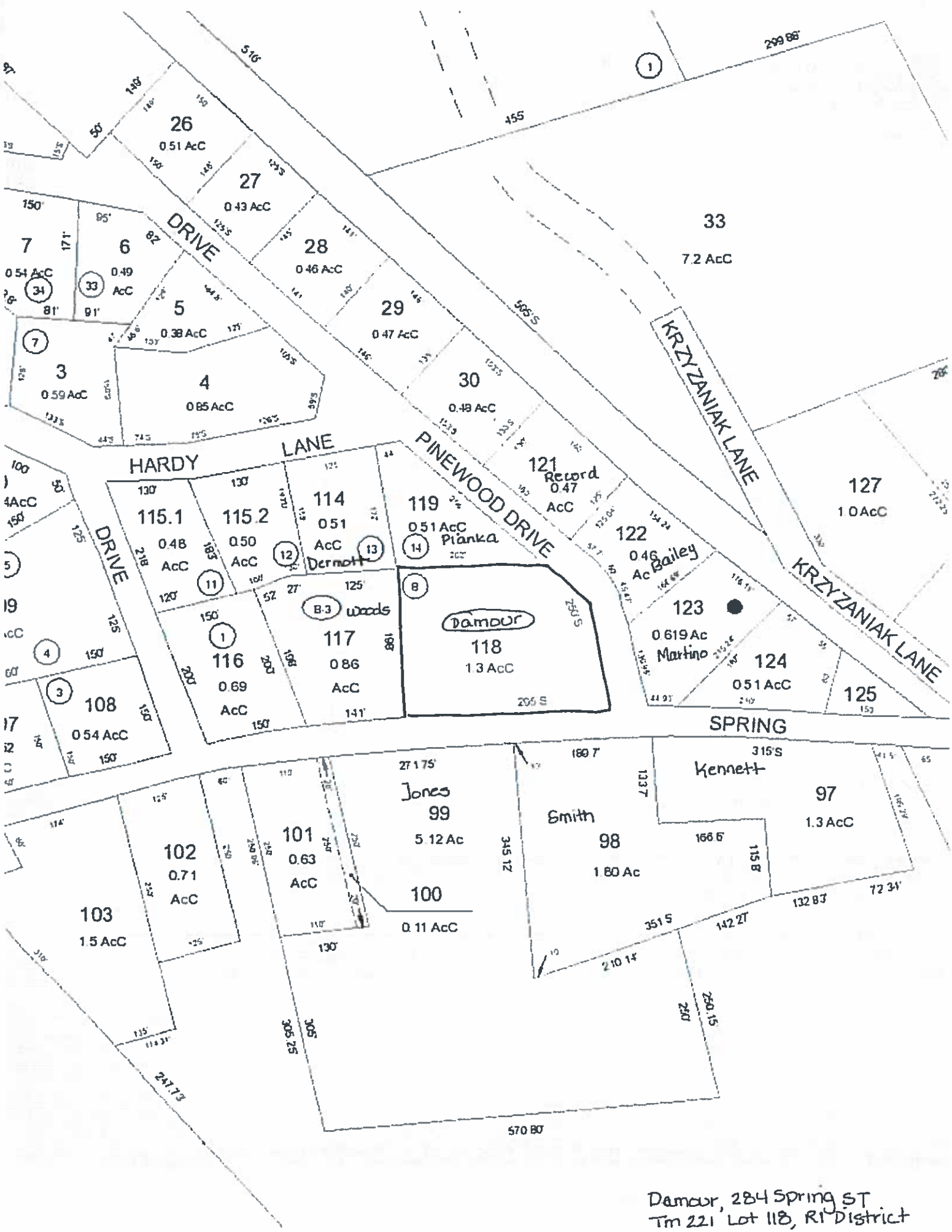
Parcel Number: 221-123-000  
CAMA Number: 221-123-000  
Property Address: 4 PINEWOOD DR

Mailing Address: MARTINO DENNIS T & TRACY B  
4 PINEWOOD DR  
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.



Damour, 284 Spring St  
 Trm 221 Lot 118, R1 District



# Town of Hopkinton

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

Tel: 603-746-3170

Fax: 603-746-3049

**Office Use:**

Permit No. 2017000215 Name of Applicant/Owner: David & Denise Damour


Tax Map/Lot 221/118 Address: 284 Spring Street Zoning District: R-1

**PERMIT DENIED**

Date: 10/16/2017


**HOPKINTON SELECT BOARD**

  
James O'Brien, Chair

  
Ken Traut, Vice Chair

  
Steve Lux, Jr.

  
Robert P. Gerseny

  
Sabrina Dunlap

**DENIED PER HOPKINTON ZONING ORDINANCE: Table of Uses 3.6.D.2, (Farming in R-1 District) - permitted use subject to Special Exception.**





# TOWN OF HOPKINTON BUILDING PERMIT

The Permit Card Shall Be Posted and Visible from the Street During Construction

Permit Number: 2017000275 Date: 10/16/2017  
Map: 000221 Lot: 000118 Sub Lot: 000000

Permit issued to: DAMOUR DAVID A & DENISE  
at: 284 SPRING ST

Permission to: CONSTRUCT A 10' X 25' POLE BARN ADDITION TO GARAGE.

Owner Address: 284 SPRING ST CONTOOCOOK, NH 03229 Phone:

Applicant: DAMOUR DENISE Phone: 603-6240

HOPKINTON SELECT BOARD

\_\_\_\_\_  
Jim O'Brien, Chair

Robert P. Gerseny  
Robert P. Gerseny

Ken Traum, Vice Chair  
Ken Traum, Vice Chair

Sabrina Dunlap  
Sabrina Dunlap

\_\_\_\_\_  
Steve Lux, Jr.

\*\*\*\*\*  
SCHEDULE NECESSARY INSPECTIONS WITH CODE ENFORCEMENT OFFICER BY CALLING (603) 783-1509, MONDAYS AND WEDNESDAYS FROM 8 AM - 12 NOON.

- Framing
- Electrical (rough and final)
- Final Inspection

Signed: \_\_\_\_\_

Building Inspector

Date(s)

Telephone: \_\_\_\_\_

Bldg. 603-783-1509

NOTE: THIS PERMIT EXPIRES OCTOBER 16, 2019.

Failure to actively prosecute work within six (6) months shall result in an automatic lapse of permit. All work must be completed within two (2) years.





# TOWN OF HOPKINTON, NH BUILDING/USE APPLICATION

Completed application **must be returned to the Selectmen's Office by 12 Noon on Friday**, in order to have the application processed for review by the Selectmen at their next scheduled meeting. The application must be accompanied by a check payable to the Town of Hopkinton. No refund will be made if the application is denied. More than one permit may be applied for using the same form; however, the permits being sought must apply to the same piece of property. For questions, please contact the Planning Department at (603) 746-4487 or email [planzone@hopkinton-nh.gov](mailto:planzone@hopkinton-nh.gov)

### SUBMISSION REVIEW CHECKLIST (Office Use)

Permit No. <u>2017000215</u>	Phasing Applicability: Permit _____ of _____ Subdivision: _____
Application Received <u>10 / 16 / 17</u>	<input type="checkbox"/> Driveway Permit <input type="checkbox"/> PUC Approval <input type="checkbox"/> Shoreland Protection
By: <u>KR</u> (initial) Fee Pd.: <u>108.50</u>	<input type="checkbox"/> Septic Approval <input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Code Enforcement
<u>CK7207</u>	<input type="checkbox"/> Fire/Life Safety <input type="checkbox"/> ZBA <input type="checkbox"/> PB

### PROPERTY INFORMATION

Street Address <u>284 Spring Street</u>	Tax Map No. <u>221</u>	Tax Lot No. <u>118</u>	Zoning District <u>R1</u>
<input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Accessory <input type="checkbox"/> Other			
Is Lot located in 100 year Flood Plain Area (see Flood Insurance Rate Maps in Town Hall)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
What is the Flood Insurance Rate Map (FIRM) Community Panel Number:			
Is the <u>portion</u> of the property to be developed under a Current Land Use (CLU) Assessment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Note: If yes, a new CLU map must accompany this application.			

### APPLICANT/OWNER INFORMATION

Applicant's Name: <u>Denise Damour</u>	Owner's Name: <u>David &amp; Denise Damour</u>
Mailing Address: <u>284 Spring St.</u>	Mailing Address: <u>284 Spring St.</u>
City/State/Zip: <u>Cantocooc NH 03229</u>	City/State/Zip: <u>Cantocooc NH 03229</u>
Phone (days): <u>746-6240</u>	Phone (days): <u>746-6240</u>
Email: <u>deniseadamour@gmail.com</u>	Email: <u>deniseadamour@gmail.com</u>
Note: Please indicate whether you would prefer your PERMIT emailed or mailed (circle one).	

### CONTRACTOR INFORMATION

	Name of Contractor/License #	Address/City/State/Zip	Telephone No.
Architect			
General Contractor	<u>TBD</u> <u>(KR)</u>		
Electrical (permit required)	<u>owner</u>		
Plumbing (permit required)			
Sewer/Septic			
Mechanical			
Sprinkler			
Fire Alarm			

DESCRIPTION OF WORK/USE  
I would like to attach a pole barn to my garage for my daughters horse. This barn would be 25 feet long and 10 feet wide.

understands at own risk.

Note: Conversation w/ Denise - addition meets setbacks, as presented can have BOS approve. Farming requires SE from ZBA. No horse until rec'd approval. Sched. for 11-7-17 Mtg. K Robert  
 11-11-17

**ZONING ORDINANCE APPLICABILITY**

Note: Include Setbacks on Sketch	Proposed Number of Feet to Structure:	If Applicable:	Proposed Number of:	Include Dimensions on Sketch	Square Feet & Dimensions (exterior only):
Front Setback (Front property line is not edge of pavement)		Stories		Lot Area (Acres)	
Rear Setback	135'+/-	Bedrooms		Basement (Full, Partial)	
Side Setback (left)	141'+/-	Full Baths		Structure (exterior )	
Side Setback (right)	161'+/-	Partial Baths		Garage	
Shoreland Setback	—	Fireplace		Deck/Pool/Etc.	
Wetland Setback	—	Units		Sign(s)	
Building Height	7'+/-			Other	
Distance from closest structure on your property	10'				

**TYPE OF UTILITIES (proposed/existing)**

Water Supply:  Municipal/Public  Well on Lot      Sewer Type:  Municipal/Public  Individual  
 Heating Fuel:  Electric  LP Gas  Oil  Wood  Other  
 Fuel Storage:  Inside  Outside  Above Ground  Buried

If Municipal water and/or sewer proposed to be utilized for the construction of a new residence, additional bedrooms, or a change in use, Application must be reviewed by the Assistant Superintendent of Public Works-Waste (746-3389) prior to submittal.

**DRIVEWAY PERMIT**

Hopkinton Highway Department (746-5118) approval required for all projects that require Driveway Permit connection to a Town road. See Town's Driveway Regulations. Connection to a State road requires the approval of the State of NH Department of Public Works and Highways (666-3336).

**COMPLIANCE - STATE SEPTIC SYSTEM**

If town sewer is not required, provide the following information from the NH Department of Environmental Services, Division of Water Supply and Pollution Control (271-3501): Construction approval number: \_\_\_\_\_ Date: \_\_\_\_\_

**COMPLIANCE - NEW HAMPSHIRE ENERGY CODE**

New Hampshire Energy Code Certification of Compliance is required for New Construction, Additions or Renovations. For more information, please visit the NH Public Utilities Commission Website at [www.puc.nh.gov](http://www.puc.nh.gov) or call 271-6306. Office location: 21 South Fruit Street, Ste. 10, Concord, NH 03301-2429. Structure is EXEMPT because (circle one): Mobile Home, on an historic register, contains no provisions for fossil derived or electric heat, greenhouse for agricultural use only, or low energy use (less than 1 watt/ft<sup>2</sup>).  
 Approval Number: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*\*COMPLIANCE - STATE BUILDING CODES\*\*\***

Applicant, owner, contractor and/or builder must review proposal with Building Code Enforcement Officer and Fire Code Enforcement Officer, prior to construction. The contractor of a building, building component or structure, is responsible for meeting the minimum requirements of the State Building Code and State Fire Codes. The Town of Hopkinton is not liable for any failure on the part of a contractor or building to comply with the provisions of the NH adopted Building and Fire Codes.

**Building Code Enforcement Officer (783-1509) between 8 – 12 on Mondays and Wednesdays.  
 Fire Code Enforcement Officer, Contoocook Fire Station (746-3181).**

\* I certify that I am aware of and will comply with the State Building Code and State Fire Codes as it relates to this property and the proposed use: Signature Contractor, Building or Owner: Venise C. Plamondon Date: October 16, 2017

**COMPLIANCE – COMPREHENSIVE SHORELAND PROTECTION ACT (CSPA) RSA 483-B**

Effective July 1, 2008, a SHORELAND PERMIT is required for many construction, excavation or filling activities within the Protected Shoreland. A complete list of activities that do not require a shoreland permit can be found in the Shoreland Administrative Rules, Env-Wq 1406. For more information, please visit the Department of Environmental Services Shoreland Website at [www.des.nh.gov/cspa](http://www.des.nh.gov/cspa) or call 271-2147. Office location: 29 Hazen Drive, Concord, NH 03302-0095.

Approval Number: \_\_\_\_\_ Date: \_\_\_\_\_

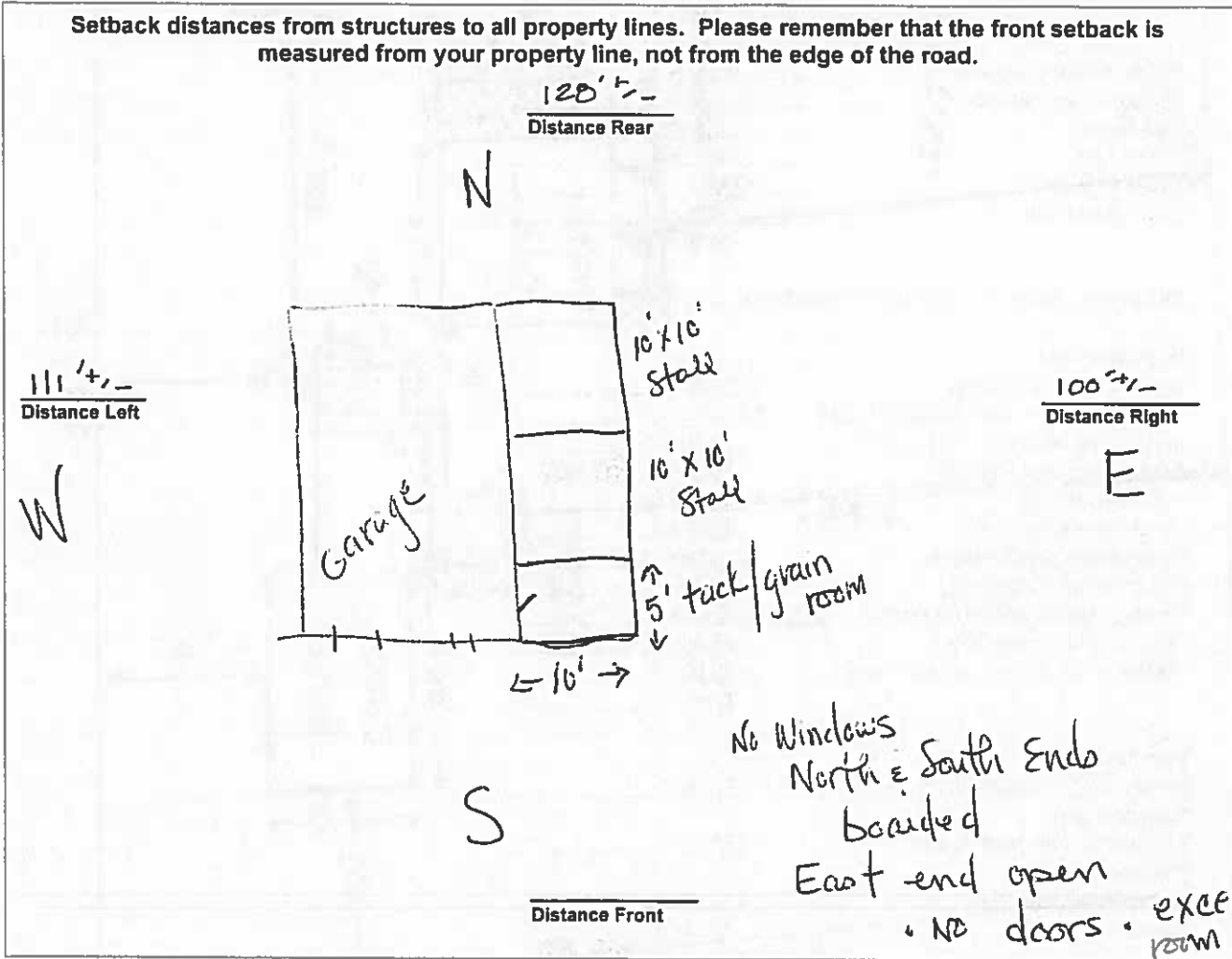
This is to certify that the information included with this application will be followed during construction and any changes shall be only after notifying the Selectmen's Office. That any permit issued based on inaccurate information is subject to immediate withdrawal. That the above referenced project meets the standards as printed and amended in the NH Code of Energy Conservation. That the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. I further certify that I am aware of and will comply with, any deed restrictions or covenants, and any regulations or conditions imposed by the Selectmen, Zoning Board of Adjustment and/or Planning Board as it relates to this property and the proposed use.

\* Denise A. Damour  
Signature of Applicant

Denise A. Damour  
Print Name of Applicant

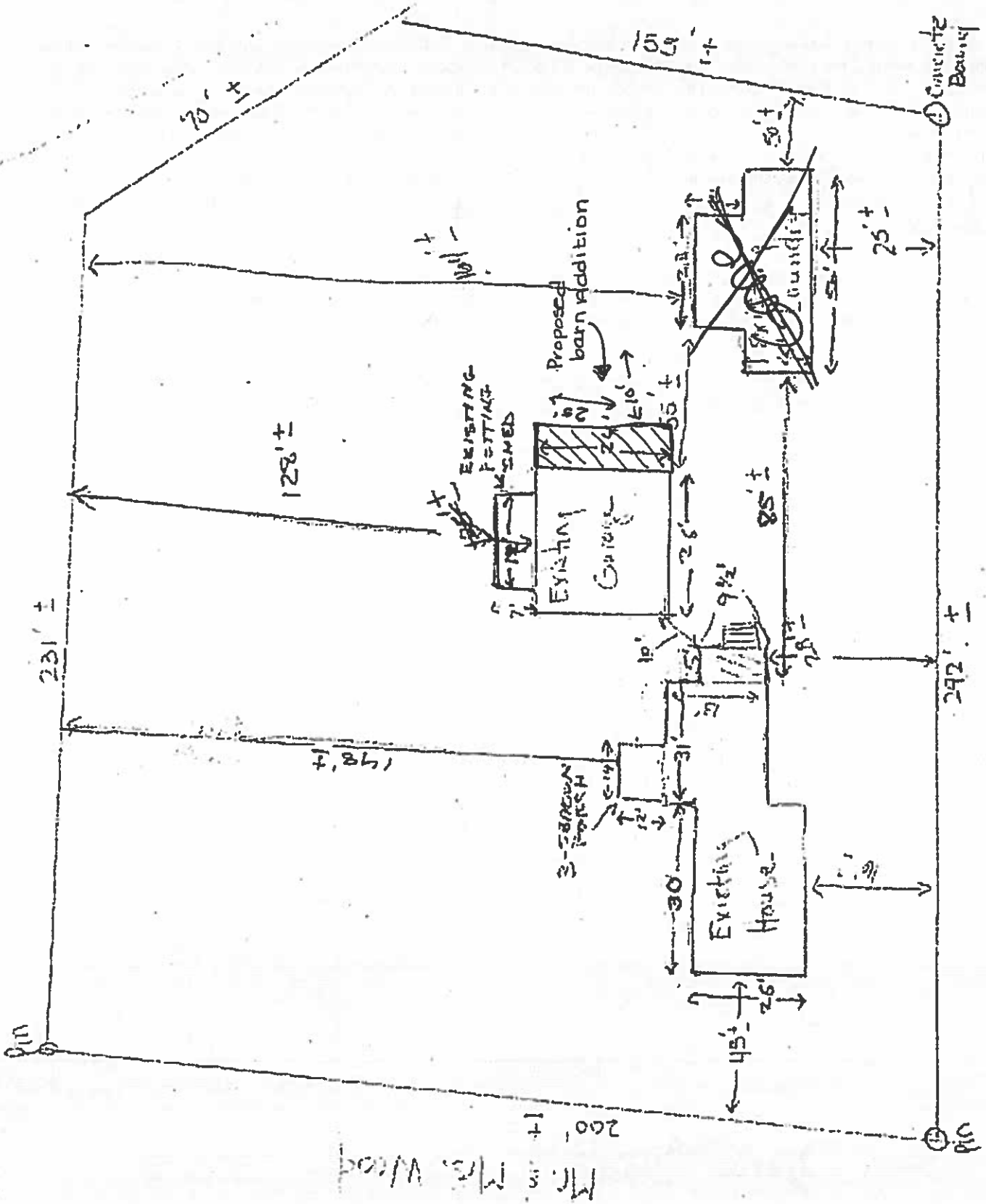
Oct. 16, 2017  
Date

No permit will be issued for projects involving new construction, additions to existing buildings, or other work without this information. Site plan showing (if not scaled, drawing must be accurate) location and dimensions of the property, existing and proposed structures or construction, driveways, signage or other special features. Construction drawing showing the size and type of construction materials to be used.



Name of Street: Spring Street  
Applicant: Denise Damour Tax Map/Lot: \_\_\_\_\_

Mr. & Mrs. John Pionka



Spring Street

Mr. & Mrs. Wood

**SECTION III  
ESTABLISHMENT OF DISTRICTS AND USES**

3.6 TABLE OF USES	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1	W-1
<b>A. Residential Uses</b>										
1. Single family detached dwelling.	P	P	P	P	X	S	P	S	S	
2. Two family dwelling.	S	S	P	P	S	S	P	S	S	
3. Multi-family dwelling with a maximum of eight (8) dwelling units per building.	X	X	S	P	S	X	S	S	X	
4. Manufactured Housing on individual lots.	X	X	X	X	X	X	X	X	X	
5. Manufactured Housing Park in accordance with Section IX.	X	S	S	S	X	X	S	X	X	
6. Manufactured Housing subdivision in accordance with Section XI.	P	P	P	P	X	X	S	X	X	
7. Congregate Care Housing	X	X	S	S	S	X	S	S	X	
8. Affordable Housing Option in accordance with Section XVI.	X	P	P	P	X	X	P	X	X	
<b>B. Temporary Residential Uses</b>										
1. Non-profit overnight and day camps and cottage colonies.	S	S	S	X	X	X	X	X	X	
2. Bed and Breakfast Home in accordance with Section III, paragraph 3.7.2 and 3.7.4.	S	S	S	S	P	X	S	P	X	
3. Bed and Breakfast Inn in accordance with Section III, paragraph 3.7.2 and 3.7.6.	S	S	S	S	P	X	S	P	X	
4. Hotels, Motels, Inns.	X	X	X	X	P	S	X	P	S	
<b>C. Outdoor/Recreational Uses</b>										
1. Forestry, wildlife, timber preserves, reservoirs, and nature study areas, conservation areas and preserved or protected open space.	P	P	P	P	P	P	P	P	P	
2. Public parks and playgrounds.	P	P	P	P	P	P	P	P	P	
3. Commercial riding stables and riding trails.	S	S	S	X	X	X	X	X	X	
4. Historic building or site open to public.	P	P	P	P	P	P	P	P	P	
5. Recreational camping/tenting parks and recreational camping vehicles.	S	S	S	X	X	X	X	X	X	
<b>D. Agricultural/Forestry Uses</b>										
1. Agriculture, horticulture and floriculture except a greenhouse or stand for retail sale, including customary accessory structures and uses.	P	P	P	S	S	P	S	S	P	
2. Farming including dairying, livestock, animal and poultry raising, and crop production including customary accessory structures and uses.	P	P	P	S	S	P	S	S	P	
3. Year-round greenhouse or farm stand.	S	S	S	S	S	P	S	P	P	

Section XII Wetlands Conservation District (Overlay)



## SECTION II DEFINITIONS

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**2.1 DEFINITIONS** Except where specifically defined herein, the words used in this Ordinance shall carry their customary meaning. Words used in the present tense include the future; the singular number includes the plural, the plural the singular; the words "used" or "occupied" include the words "designed," "arranged," "intended," or "offered," to be used or occupied; the words "building," "structure," "lot," "land" or "premises" shall be construed as though followed by the words "or any portion thereof" and the word "shall" is always mandatory and not merely directory. Terms and words defined in the Hopkinton Building Code, if any, or Subdivision Regulations or Site Plan Review Regulations shall have the meaning given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in Webster's Unabridged Dictionary, Third Edition. Uses listed in the Table of Use Regulations under the classes Retail and Service Trades and Wholesale Trade and Manufacturing shall be further defined by the Standard Industrial Classification Manual published by the U.S. Bureau of Census. The following words are specifically defined:

**2.1.A.1 Abutter:** Abutter means any person whose property adjoins or is directly across the street or stream from the land under consideration. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration.

**2.1.A.2 Accessory Building:** A detached building whose purpose is subordinate to that of the main building. For the purpose of this Ordinance a breezeway, a garage or a carport that is attached directly, or by means of another structure, to the main building shall be regarded as an integral part of the main building.

**2.1.A.3 Administrative Officer:** The Building Inspector, Town of Hopkinton, New Hampshire.

**2.1.A.4 Agriculture, Agritourism, Farm, Farmers' Market, Farming:**

- \* (I) The word "farm" means any land, buildings, or structures on or in which agriculture and farming activities are carried out or conducted and shall include the residence or residences of owners, occupants, or employees located on such land. Structures shall include all farm outbuildings used in the care of livestock, and in the production and storage of fruit, vegetables, or nursery stock; in the production of maple syrup; greenhouses for the production of annual or perennial plants; and any other structures used in operations named in paragraph II of this section.
- (II) The words "agriculture" and "farming" mean all operations of a farm, including:
- (a) (1) The cultivation, conservation, and tillage of the soil.
  - (2) The use of and spreading of commercial fertilizer, lime, wood ash, sawdust, compost, animal manure, septage and, where permitted by municipal and state rules and regulations, other lawful soil amendments.
  - (3) The use of and application of agricultural chemicals.
  - (4) The raising and sale of livestock, which shall include, but not be limited to, dairy cows and the production of milk beef animals, swine, sheep, goats, as well as domesticated strains of buffalo or bison, llamas, alpacas, emus, ostriches, yaks, elk (*Cervus elphus canadensis*), fallow deer (*Dama dama*), red deer (*Cervus elphus*), and reindeer (*Rangifer tarandus*).
  - (5) The breeding, boarding, raising, training, riding instruction, and selling of equines.
  - (6) The commercial raising, harvesting, and sale of fresh water fish or other aquaculture products.

## SECTION II DEFINITIONS

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- (7) The raising, breeding, or sale of poultry or game birds.
  - (8) The raising of bees.
  - (9) The raising, breeding, or sale of domesticated strains of fur-bearing animals.
  - (10) The production of greenhouse crops.
  - (11) The production, cultivation, growing, harvesting, and sale of any agricultural, floricultural, viticultural, forestry, or horticultural crops including, but not limited to, berries, herbs, honey, maple syrup, fruit, vegetables, tree fruit, grapes, flowers, seeds, grasses, nursery stock, sod, trees and tree products, Christmas trees grown as part of a commercial Christmas tree operation, trees grown for short rotation tree fiber, compost, or any other plant that can be legally grown and harvested extensively for profit or subsistence.
- (b) Any practice on the farm incident to, or in conjunction with such farming operations, including, but not necessarily restricted to:
- (1) Preparation for market, delivery to storage or to market, or to carriers for transportation to market of any products or materials from the farm.
  - (2) The transportation to the farm of supplies and materials.
  - (3) The transportation of farm workers.
  - (4) Forestry or lumbering operations.
  - (5) The marketing or selling at wholesale or retail, on-site and off-site, where permitted by local regulations, any products from the farm.
  - (6) Irrigation of growing crops from private water supplies or public water supplies where not prohibited by state or local rule or regulation.
  - (7) The use of dogs for herding, working, or guarding livestock, as defined in RSA 21:34-a, II (a) (4).
  - (8) The production and storage of compost and the materials necessary to produce compost whether such materials originate, in whole or in part, from operations of the farm.
- (III) A farm roadside stand shall remain an agricultural operation and not be considered commercial, provided that at least 35 percent of the product sales in dollar volume is attributable to products produced on the farm or farms of the stand owner.
- (IV) Practices on the farm shall include technologies recommended from time to time by the University of New Hampshire cooperative extension, the New Hampshire department of agriculture, markets, and food, and appropriate agencies of the United States Department of Agriculture.
- (V) The term “farmers’ market” means an event or series of events at which two (2) or more vendors of agricultural commodities gather for purposes of offering for sale such commodities to the public. Commodities offered for sale much include, but are not limited to, products of agriculture, as defined in paragraphs I-IV. “Farmers’ market” shall not include any event held upon any premises owned, leased, or otherwise controlled by an individual vendor selling therein.
- (VI) The term “agritourism” means attracting visitors to a working farm for the purpose of eating a meal, making overnight stays, enjoyment of the farm environment, education on the farm operations, or active involvement in the activity of the farm which is ancillary to the farm operations.