



Town of Hopkinton

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

Tel: 603-746-3170

Fax: 603-746-3049

To: Hopkinton Planning Board
From: Karen Robertson, Planning Director
Date: January 24, 2018
Re: **Summary Review Application #2018-02 – February 13, 2018 PB Meeting**

DESCRIPTION: Site Plan Review to operate a hair salon as a home business (3.6.H.16) in the walk-out basement of the home. No exterior changes.

Applicant: Tammie Fredette
Owner: Walter Jr. & Tammie Fredette

Location: 498 Stickney Hill Road
Tax Map/Lot/Zone: 266/11.1 R-3 (Low Density Residential)

Use: Residence 3,072 SF(Existing)
Home Business 216 SF (Proposed, subject to ZBA approval)

Hours: Monday – Friday 9 AM – 8 PM, Saturday 9 AM – 3 PM,
Sunday by appointment (Hours subject to ZBA approval)

Parking Req.: Residence 2-spaces, Home Business 1-space (6.3.f)

Adjacent Uses: Residential

COMMENTS:

- 1) Subdivision approved in 2014 and residence constructed in 2017.
- 2) A combination of Site Plan, Subdivision Plan, and Photographs address site plan requirements.
 - Subdivision Plan: Boundary dimensions, natural features (stonewall, wetland, topography, and road right-of-way width (43+-).
 - Site Plan: Use of building and dimensions, location of access, parking, location of proposed signage, well, septic, natural features (trees, clearing, wetland, stonewall).
 - Photographs: Elevation view of the existing residence, including walk-out basement, lighting, accessway, and client parking.
- 3) Maximum square feet of sign allowed is 4 square feet. I will ask that the Applicant present a drawing showing the size, color and type of sign proposed along with type of lighting.
- 4) Parking: I will ask that the Applicant provide dimensions of the existing parking area.
- 5) Landscaping plan was not provided; however, there are no exterior changes being proposed; the business is a home business, and there is existing vegetation.

RECOMMENDATIONS:

- 1) Waive landscape plan (4.1.h)



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HOPKINTON PLANNING BOARD PUBLIC NOTICE - AGENDA FEBRUARY 13, 2018

Notice is hereby given that the Hopkinton Planning Board will meet on Tuesday, February 13, 2018, at 6:30 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. **Review of Minutes and Notice of Decision of January 9, 2018.**
- III. **Conceptual Consultations, if any.**
- IV. **Application(s).**

Site Plan Review (#2018-2), Application of Tammie Fredette for Site Plan Review to operate a hair salon as a home business. The property is located at 498 Stickney Hill Road, Tax Map 266, Lot 11.1, R-3 District. Public hearing will immediately follow if application is accepted as complete.

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

- V. **Other Business.**
- VI. **Adjournment (Next regular meeting on Tuesday, March 20, 2018).**



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HOPKINTON PLANNING BOARD NOTICE OF DECISION JANUARY 9, 2018

Notice is hereby given that the Hopkinton Planning Board met on Tuesday, January 9, 2018, at 6:30 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, and made the following decision(s):

I. Review of the Minutes and Notice of Decision of December 12, 2017.

Clarke Kidder, seconded by Jim Fredyma, moved to **APPROVE** the Minutes of December 12, 2017 as presented. Motion carried unanimously in favor (Kidder, Steele, O'Brien, Fredyma, Wilkey, and Ellsworth). Vote: 6-0-0

Jim O'Brien, seconded by Michael Wilkey, moved to **APPROVE** the Notice of Decision of December 12, 2017 as presented. Motion carried unanimously in favor (Kidder, Steele, O'Brien, Fredyma, Wilkey, and Ellsworth). Vote: 6-0-0

II. Applications.

Subdivision (#2018-1), Application of Dave Barkie for a 2-lot subdivision of property owned by Lisa Thorne, located at 519 Maple Street, Tax Map 227, Lot 40, M-1 District.

Jim O'Brien, seconded by Jim Fredyma, moved to **ACCEPT** Application #2018-1 as complete and for consideration. Motion carried unanimously in favor (Kidder, Steele, O'Brien, Fredyma, Wilkey, and Ellsworth). Vote: 6-0-0

Michael Wilkey, seconded by Clarke Kidder, moved to **APPROVE** Application #2018-1 with the following conditions:

- 1) Final plans shall include the right-of-way width of Maple Street, the location of the existing well and utilities, and shall be signed and sealed by the appropriate professionals.
- 2) Submittal of NH DES State Subdivision Approval.

Motion carried unanimously in favor (Kidder, Steele, O'Brien, Fredyma, Wilkey, and Ellsworth). Vote: 6-0-0

III. Adjournment.

Chairman Ellsworth declared the meeting adjourned at 7:00 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, February 13, 2018, at the Hopkinton Town Hall.

Karen Robertson
Planning Director

Subject to review and approval.



Town of Hopkinton

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HOPKINTON PLANNING BOARD

MINUTES

JANUARY 9, 2018

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

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 December 12, 2017.

Clarke Kidder, seconded by Jim Fredyma, moved to **APPROVE** the Minutes of December 12, 2017 as presented. Motion carried unanimously in favor (Kidder, Steele, O'Brien, Fredyma, Wilkey, and Ellsworth). Vote: 6-0-0

Jim O'Brien, seconded by Michael Wilkey, moved to **APPROVE** the Notice of Decision of December 12, 2017 as presented. Motion carried unanimously in favor (Kidder, Steele, O'Brien, Fredyma, Wilkey, and Ellsworth). Vote: 6-0-0

III. Conceptual Consultations. There were no conceptual consultations.

IV. Applications.

Subdivision (#2018-1), Application of Dave Barkie for a 2-lot subdivision of property owned by Lisa Thorne, located at 519 Maple Street, Tax Map 227, Lot 40, M-1 District.

Engineer Anthony Costello addressed the Board presenting a plan of the 2-lot subdivision. The property consists of 7.7 acres of which 1.5 acres is wetland. The proposal is to create one new lot that will be used for commercial/industrial purposes. The new lot is shown as Lot 40.1 and consists of 3.70 acres with 266.3 feet of frontage. The remaining lot will include the existing residence and consist of 4.04 acres with 256.81 feet of frontage.

Currently, it is their intentions to construct a 5-bay metal framed building with offices in the front portion. One bay will be used for Mr. Barkie's landscaping business. It is anticipated that the remaining space will be available for rent. The proposal will require a Special Exception from the Zoning Board of Adjustment and Site Plan Review by the Planning Board.

The Board briefly discussed Mrs. Robertson's review comments, agreeing that any approval may be conditional.

Jim O'Brien, seconded by Jim Fredyma, moved to **ACCEPT** Application #2018-1 as complete and for consideration. Motion carried unanimously in favor (Kidder, Steele, O'Brien, Fredyma, Wilkey, and Ellsworth). Vote: 6-0-0

Chairman Ellsworth opened the public hearing portion of the meeting.

Abutter Woody Roberts addressed the Board explaining that his family owns the abutting property. While he currently has no objections to the proposal, he is interested in the future use of the property. He further noted that there is a well-established buffer of trees along the property line.

There being no further public testimony, the public hearing portion of the meeting was closed.

Michael Wilkey, seconded by Clarke Kidder, moved to **APPROVE** Application #2018-1 with the following conditions:

- 1) Final plans shall include the right-of-way width of Maple Street, the location of the existing well and utilities, and shall be signed and sealed by the appropriate professionals.
- 2) Submittal of NH DES State Subdivision Approval.

Motion carried unanimously in favor (Kidder, Steele, O'Brien, Fredyma, Wilkey, and Ellsworth). Vote: 6-0-0

Mr. Kidder noted for the record that the only action taken by the Planning Board was to approve the proposed subdivision.

V. Other Business.

During a recent Select Board meeting, Tom Komisarek expressed interest in constructing a residence on his property that is located along Buzzwell Corner Road, which is a Class VI road. RSA 674:41 requires review and comments by the Planning Board, prior to the Select Board taking action on such a request.

Mr. O'Brien stated that the Select Board is interested in moving forward and have had discussions concerning the matter of long-term maintenance of the Class VI road. As a result, Mr. Komarisarek will be working with the Town Administrator on a draft formal agreement that will require Mr. Komisarek to maintain the road to his residence.

At this time, Mr. Komisarek addressed the Planning Board to explain his proposal to construct a residence. He noted that there are three other residences along the Class VI road that were constructed prior to the change in classification.

Chairman Ellsworth questioned whether the owners of the three residences currently have agreements with respect to maintenance of the road. In response, Mr. O'Brien stated that he was not aware of an agreement. Mr. Komisarek noted that the owners of the residences maintain the road and he plows the road.

Mrs. Robertson noted that the formal maintenance agreement is most likely similar to agreements that the Town has signed by property owners that construct residences along private roads.

Mr. Wilkey questioned what would prevent future subdivisions along Buzzwell Corner Road. In response, Mr. Komisarek noted that subdivisions are not permitted on Class VI roads. Mrs. Robertson suggested that the only way a subdivision could occur would be if the road classification changed, the Select Board agreed to layout a new road over the existing Class VI road, or if a neighboring property owner that has frontage along a Class VI road were to construct a new Town road that would provide access to properties that currently only have access from the Class VI road.

Mr. Kidder suggested that the proposal is a slightly different situation than what the Planning Board has seen in the past. The fact that there are already three residences along the Class VI road is unique. Mr. O'Brien concurred.

Mr. Steele questioned whether the formal maintenance agreement is a covenant on the property. Mrs. Robertson replied no, but explained that it is a document that is recorded at the Registry of Deeds, so that future property owners are aware of the maintenance requirement.

There was brief discussion concerning the physical condition of Buzzwell Corner Road with Mr. Komisarek explaining that the road is sufficient for the fire truck and ambulance to travel on it. In fact, the fire truck and ambulance have had to use the road to get to a snowmobile accident, a forest fire, and a barn fire.

Mr. Komisarek was asked the distance from the last residence to his proposed residence. He responded that it will be approximately 400 feet.

At this time, Mr. Komisarek was advised that Town Administrator will follow-up with him on what will be necessary to move forward with his proposal.

VI. Adjournment.

Chairman Ellsworth declared the meeting adjourned at 7:00 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:30 PM on Tuesday, February 13, 2018, at the Hopkinton Town Hall.

Karen Robertson
Planning Director



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

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 E-mail: planzone@tds.net
 Web: www.hopkinton-nh.gov

RECEIVED

JAN 22 2018

HOPKINTON
 PLANNING DEPT.

TOWN OF HOPKINTON, NH
APPLICATION TO PLANNING BOARD

This application is for: Subdivision 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: Tammie Fredette
498 Stickney Hill Rd Hopkinton NH

Name, mailing address and telephone number of property owner: Tammie and Walter
Fredette Jr. 498 Stickney Hill Rd. Hopkinton NH

Name, mailing address and telephone number of engineer, architect, soil scientist, wetland scientist and land surveyor: _____

Name and mailing addresses of holders of conservation preservation, or agricultural preservation restrictions or easements: _____

Location of Site: 498 Stickney Hill Zone: _____ Tax Map(s): 206 Lot(s): 11.1

Number of lots and/or units proposed: 0

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

Residential Temporary Residential Recreational Agricultural Institutional
 Commercial Industrial Accessory

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

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

Please submit the following with the completed application:

Narrative description of proposal.

Copies of any Planning Board meeting minutes from Conceptual Consultation or Preliminary Review.

- Copy of property deed, easements and covenants and restrictions, if any, for subject property.
- Copy of the property tax map showing subject parcel and abutting properties.
- 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 <i>date 1/24/18 KP</i>

- 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
- 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: 1-22-18 Signature of Applicant: *Jimmie Feders*
 Date: 1-22-18 Signature of Owner: *Jimmie Feders*

For Planning Board Use:	
Completed Application Filed: _____	Approved or Denied: _____
Amount of Fees Paid: _____	Plan Filed At MCRD: _____
Notice Advertised & Posted: _____	Plan Number: _____
Certified Notices Mailed: _____	
Accepted for Consideration: _____	

Tammie Fredette
498 Stickney Hill Road

To operate a home salon in the basement of our house. It will have two stations (1-unit), one shampoo sink, dryer chair, and stationary massage table for Reiki. My hours will be Monday – Friday 9:00 AM – 8:00 PM, Saturday 9:00 AM – 3:00 PM and Sunday by appointment.

There will be no changes to the exterior of the house other than the installation of a small sign. Client parking will be at the walk-out part of the house. We will park at the other end of the house. There will be no changes to the existing property or driveway, and we have a private well and septic system.

No toxic or hazardous materials will be used. I will use shampoos, conditioners, color, hairspray, gels and perms. Most of which are plant based and PPD free.

SECTION II DEFINITIONS

2.1.F.3 Frontage: The horizontal distance measured along a lot line dividing a lot from a street. Driveways to rear lots shall not be construed as frontage.

2.1.H.1 Home Business: Shall mean any business or profession conducted entirely within a dwelling, or an accessory building located on the same premises as the dwelling, which (a) entails contact with the general public at the premises, (b) is capable of being unobtrusively pursued, (c) creates no nuisance nor any environmental, health or safety concerns, (d) is clearly incidental and subordinate to the dwelling use, (e) does not change either the character of the dwelling as a residence or the character of the neighborhood in which the Home Business is established, (f) is conducted by the resident owner(s) of the dwelling, (g) employs not more than one person outside the Family (as defined in Section II, Paragraph 2.1.F.1), and (h) utilizes an area (either in the dwelling or in an accessory building) of not more than twenty-five percent (25%) of the total floor area of the dwelling (including any functional basement) or five hundred (500) square feet, whichever is less. A Home Business shall be subject to the provisions of Section III, Paragraph 3.7.3 of this Ordinance.

2.1.H.2 Home Occupation: Shall mean any individual business or profession conducted entirely within a dwelling which (a) entails no contact with the general public at the dwelling (except normal postal and commercial delivery services), (b) is capable of being unobtrusively pursued, (c) creates no nuisance nor any environmental, health or safety concerns, (d) is clearly incidental and subordinate to the dwelling use, (e) does not change either the character of the dwelling as a residence or the character of the neighborhood in which the Home Occupation is established, (f) is conducted solely by the resident owner(s) of the dwelling, and (g) utilize an area of not more than twenty-five percent (25%) of the total floor area of the dwelling (including any functional basement) or 500 square feet, whichever is less. Home Occupations shall be subject to the provisions of Section III, Paragraph 3.7.5 of this Ordinance.

2.1.H.3 Hospital: A building providing 24-hour in-patient services for the diagnosis, treatment, or other care of human ailments including a sanitarium, clinic, rest home, nursing home, and convalescent home.

2.1.H.4 Hotel: Any building, or any part thereof, which contains one or more Lodging Units devoted to transient or semi-transient rental occupancy and which has a common entrance or entrances, including an inn, motel, motor inn, tourist court, boarding house, lodging house or rooming house, but specifically excepting a Bed and Breakfast Home and Bed and Breakfast Inn.

2.1.H.5 Housing for the Elderly: A building or group of buildings containing dwellings where the occupancy of the dwellings is restricted to persons 60 years of age or older or couples where either the husband or wife is 60 years of age or older. This does not include life care or nursing home facilities.

2.1.I.1 Industrial Use: Any activity that entails manufacturing, processing, assembling, warehousing storage, distribution, shipping and/or other related uses. For the purpose of this definition, agricultural uses, home businesses, and home occupations, as defined in this Ordinance, shall not be considered industrial uses.

2.1.J.1 Junk: Old or scrap copper, brass, rope rages, batteries, paper, trash, rubber, debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof iron, steel and other old or scrap ferrous or nonferrous materials.

**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
H. Accessory Uses										
6. Accessory building for storage or outside storage clearly necessary to the operation and conduct, of a permitted principal wholesale, transportation, industrial and/or commercial use.	X	X	X	X	S	S	X	S	S	
7. Newsstand, barbershop, dining room or cafeteria and similar accessory services primarily for occupants or users thereof within a hotel, office, industrial building, hospital or transportation terminal facility.	X	X	S	S	P	P	S	P	P	
8. Accessory off-street parking loading spaces as required in Section VI.	P	P	P	P	P	P	P	P	P	
9. Filling of water or wet area in accordance with Section XII.	S	S	S	S	S	S	S	S	S	
10. Seasonal greenhouse or farm stand selling goods primarily raised on the premises.	S	S	S	S	S	P	S	S	P	
11. Construction trailer(s) for a construction project provided a permit is secured from the Board of Selectmen under conditions they may prescribe.	P	P	P	P	P	P	P	P	P	
12. Temporary housing as a result of an emergency situation provided a permit is secured from the Board of Selectmen under condition they may prescribe.	P	P	P	P	P	P	P	P	P	
13. Childcare Family Home in accordance with Section III, paragraph 3.7.7.	P	P	P	P	P	P	S	S	S	
14. Childcare Family Group Home in accordance with Section III, paragraph 3.7.7.	S	S	S	S	S	S	S	S	S	
15. Small Wind Energy Systems in accordance with Section III, paragraph 3.11.	P	P	P	P	P	P	P	P	P	
16. Home Business in accordance with Section III, paragraph 3.7.3, except for the VB-1 and VM-1 districts. Site Plan Review required in all districts.	S	S	S	S	S	S	S	P	P	

Section XII Wetlands Conservation District (Overlay)

**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
III. Accessory Uses										
17. Home Occupation in accordance with Section III, paragraph 3.7.5.	P	P	P	P	P	P	P	P	P	P
18. Telecommuting in accordance with Section III, paragraph 3.7.5.	P	P	P	P	P	P	P	P	P	P
19. Accessory Dwelling Unit in accordance with Section III, paragraph 3.12.	P	P	P	P	X	P	P	P	P	P

Section XII Wetlands Conservation District (Overlay)

3.7 SPECIAL PROVISIONS The following provisions shall apply, as appropriate, to the Table of Uses, Section 3.6, of this Ordinance.

3.7.1 Other Provisions: All uses permitted by right or by special exception are subject to all other pertinent provisions of this Ordinance.

3.7.2 Special Exception: All special exceptions are subject to the provisions of Section 15.8.2 of this Ordinance.

3.7.3 Home Business: In addition to meeting the requirements of Section XV, paragraph 15.8.2, Special Exception, of this Ordinance, the applicant must agree to and demonstrate compliance with the following conditions in order to receive a special exception for a Home Business:

- (a) The use shall be carried out entirely within the dwelling or an accessory building located on the same premises as the dwelling, subject to the area limitations set forth in Section II, paragraph 2.1.H.1.
- (b) There shall be no display of goods or wares visible from the street.
- (c) The dwelling or accessory building in which the Home Business is conducted shall not be rendered objectionable to the neighborhood because of exterior appearance, emission of odors, gas, smoke, dust, noise, electrical disturbance, hours of operation or in any other way.
- (d) In a multi-family dwelling, the Home Business use shall in no way become objectionable or detrimental to any residential use within the multi-family dwelling. It shall include no features of design not customary in buildings for residential use.
- (e) The use shall not create a traffic safety hazard, nor shall it result in a substantial increase in the level of traffic congestion in the vicinity of the dwelling.
- (f) No outside storage of equipment will be allowed in connection with the Home Business.
- (g) Any special exception for a Home Business (i) shall be nontransferable, (ii) shall be issued to the individual applicant(s) only, and (iii) shall automatically expire when such applicant(s) is no longer the resident owner(s) of the dwelling.

SECTION III
ESTABLISHMENT OF DISTRICTS AND USES

- (h) Not more than one commercial vehicle in connection with the Home Business shall be stored on the premises. Parking areas associated with or needed for the Home Business, if any, shall be effectively screened from abutting and facing residential properties by appropriate fencing, four (4) feet in height, or by an evergreen planting at least three (3) feet in height, at the time of planting.
- (i) Site plan review by the Planning Board shall be required.

3.7.4 Bed and Breakfast Home: In addition to meeting the requirements of Section XV, Paragraph 15.8.2, Special Exception, of this Ordinance, if applicable, the applicant must agree to and demonstrate compliance with the following conditions to the Zoning Board of Adjustment or Board of Selectmen, as applicable, in order to operate a Bed and Breakfast Home:

- (a) The number of proposed Lodging Units (i) shall be compatible with the surrounding area, and (ii) shall be reasonable, taking into consideration the floor size and configuration of the Dwelling Unit and the size of the Lot on which such Dwelling Unit is located; provided, however, that in no event shall a Bed and Breakfast Home contain more than three (3) Lodging Units.
- (b) There shall be adequate off-street parking for the owner(s) and guests of the Bed and Breakfast Home in accordance with Section VI of this Ordinance. The physical and aesthetic impact of off-street parking shall not be detrimental to the existing character of the Lot and the surrounding neighborhood.
- (c) Breakfast shall be the only meal served to guests of a Bed and Breakfast Home and such meal may only be served to overnight guests of the Bed and Breakfast Home.
- (d) The septic system shall be adequate to accommodate the use.
- (e) The applicant shall comply with all applicable State statutes and regulations.
- (f) The maximum length of stay for guests of the Bed and Breakfast Home shall not exceed five (5) days in any thirty (30) day period.
- (g) Adequate guest records shall be maintained in accordance with the requirement of State regulations.
- (h) Site plan review shall be required.

3.7.5 Telecommuting and Home Occupation: In order for Telecommuting, as defined in Section II, Paragraph 2.1.T.1, or a Home Occupation, as defined in Section II, Paragraph 2.1.H.2, to be conducted as a permitted use, the following conditions must be met:

- (a) The use shall be carried out entirely within the dwelling.
- (b) There shall be no display of goods or wares or signs.
- (c) No outside structures not typically associated with residential telephone lines shall be allowed unless such structures are otherwise permitted under this Ordinance.

MERRIMACK COUNTY RECORDS *Kathi L. Guay, CPO, Register*

Return to:

Walter J. Fredette Jr. and Tammie M. Fredette
27 Hazel Drive
Concord, NH 03301

Tax stamp 840.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **Keith R. Nichols**, single, of 303 South Jackson Trail, Grayling, MI 49738, for consideration paid, grant to **Walter J. Fredette Jr. and Tammie M. Fredette**, of 27 Hazel Drive, Concord, NH 03301, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Julie A. Nichols dated 3/25/2007 and recorded at Book 2975, Page 40 in the Merrimack County Registry of Deeds.

The property hereby conveyed is land only and is not subject to homestead rights.


Executed this 4 day of April, 2016


Keith R. Nichols

State of Michigan
County of Crawford

4 16 12016

Then personally appeared before me the said Keith R. Nichols and acknowledged the foregoing to be his voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration:

Lorraine Ball
Notary Public | Michigan
Leelanau County
My Commission Expires June 8, 2021
Acting in the County of Crawford

EXHIBIT A

A certain tract or parcel of land with the buildings thereon if any, situate on the north side of Stickney Hill Road in Hopkinton, County of Merrimack and State of New Hampshire, shown as Lot 2 on a Plan of Land entitled "Subdivision Plan of Tax Map 266-Lot 11 Located at Farrington Corner Road & Stickney Hill Road, Hopkinton NH, Merrimack County", Prepared for Julie A. Nichols, dated September 24, 2004, and recorded as Plan No. 17130, in the Merrimack County Registry of Deeds, to which plan reference may be had for a more particular description.

Subject to any and all matters shown on said plan and of record.

MCRD



0 Abutters List Report

Hopkinton, NH
January 22, 2018

Subject Property:

Parcel Number: 266-011-001
CAMA Number: 266-011-001
Property Address: 498 STICKNEY HILL RD

Mailing Address: FREDETTE WALTER JR & TAMMIE M
103 BOW BOG RD 498 Stickney Hill Rd
BOW, NH 03304 Hopkinton NH 03229

Abutters:

Parcel Number: 266-003-000
CAMA Number: 266-003-000
Property Address: 427 STICKNEY HILL RD

Mailing Address: JOOS RICHARD C & JOAN
427 STICKNEY HILL RD
HOPKINTON, NH 03229

Parcel Number: 266-004-000
CAMA Number: 266-004-000
Property Address: 475 STICKNEY HILL RD

Mailing Address: WEBBER ASHLEY R DECOSTE RAINA A
475 STICKNEY HILL RD
HOPKINTON, NH 03229

Parcel Number: 266-004-001
CAMA Number: 266-004-001
Property Address: 523 STICKNEY HILL RD

Mailing Address: DUQUETTE RANDY & MARY C
523 STICKNEY HILL RD
HOPKINTON, NH 03229

Parcel Number: 266-010-000
CAMA Number: 266-010-000
Property Address: 562 STICKNEY HILL RD

Mailing Address: SCIBETTA JR PAUL J QUINN-SCIBETTA
JACQUELINE
562 STICKNEY HILL RD
HOPKINTON, NH 03229

Parcel Number: 266-011-000
CAMA Number: 266-011-000
Property Address: 1086 FARRINGTON CORNER RD

Mailing Address: CUMMINGS ALLISON M DAVIES PETER
B
1086 FARRINGTON CORNER RD
HOPKINTON, NH 03229

Parcel Number: 266-013-000
CAMA Number: 266-013-000
Property Address: 1038 FARRINGTON CORNER RD

Mailing Address: OHLUND GLEN
PO BOX 175
CONTOOCOOK, NH 03229



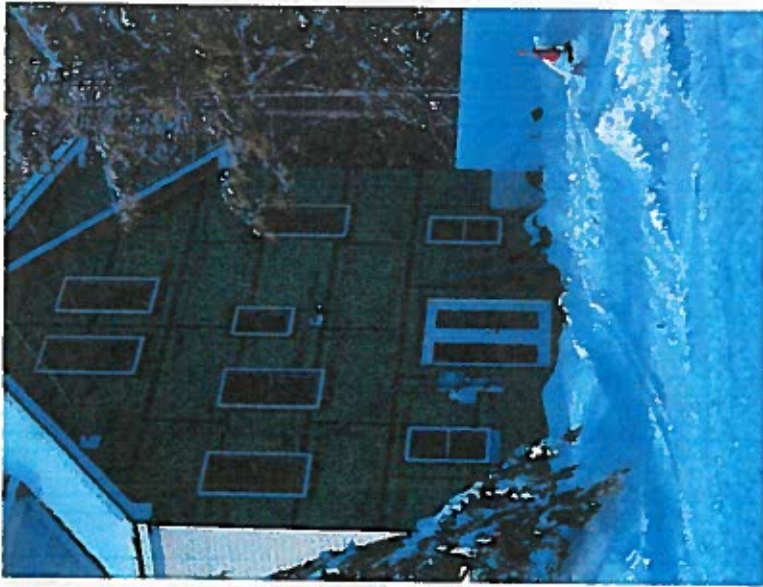
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1/22/2018

Page 1 of 1

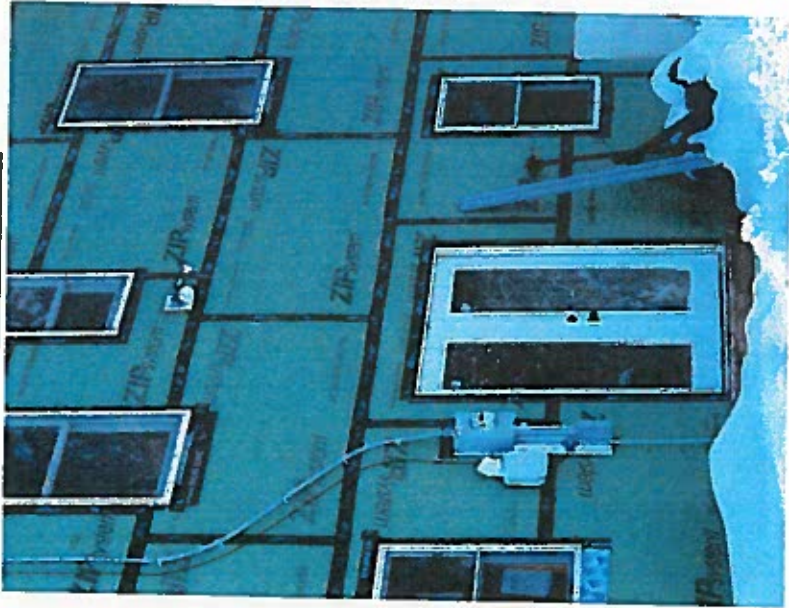
Client entrance for proposed salon.



Proposed salon entrance, parking, and turn around.



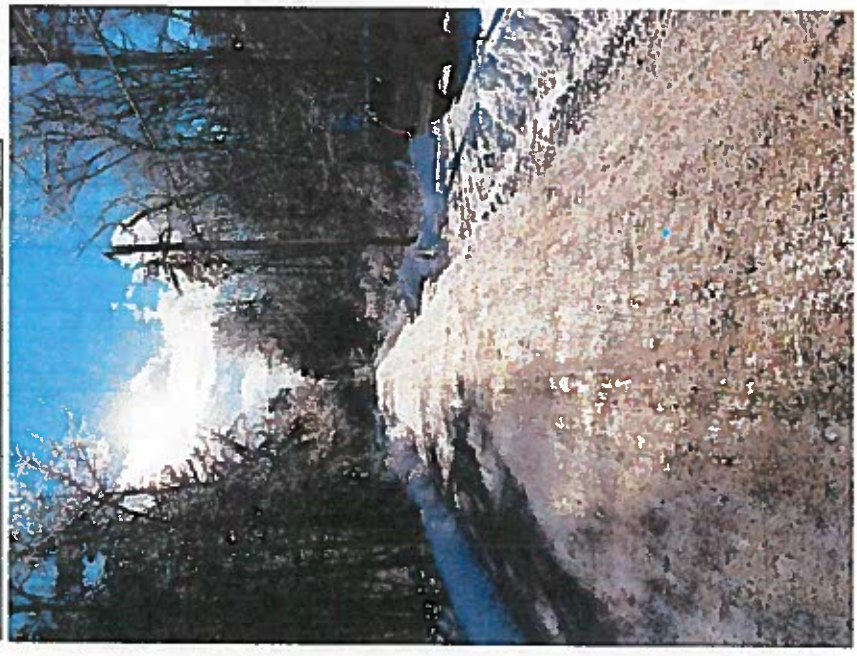
Flood Lights for entrance of proposed



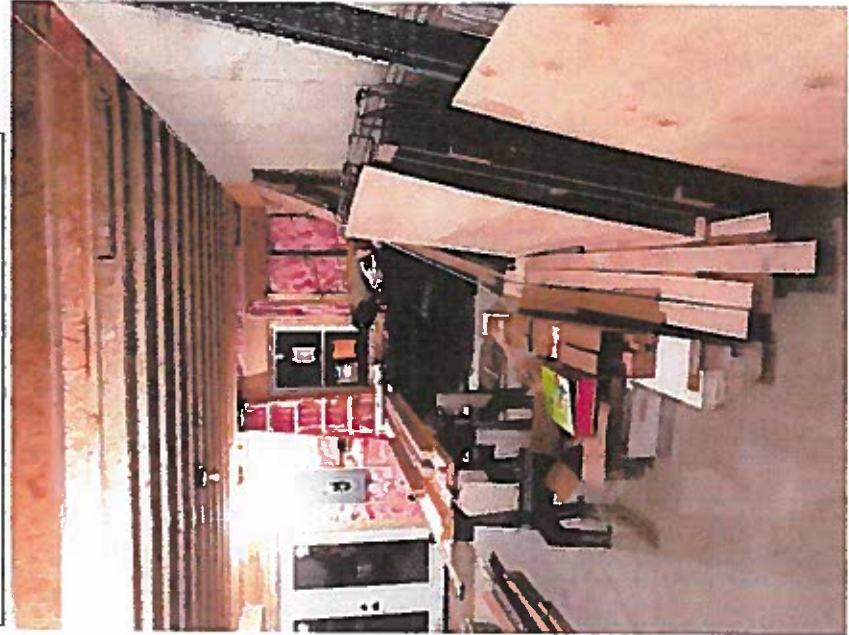
Customer parking and turn around for Proposed Salon.



Driveway off through street (Stickney Hill Rd.)



Proposed Salon



Illumination of flood lights at entrance of proposed salon.





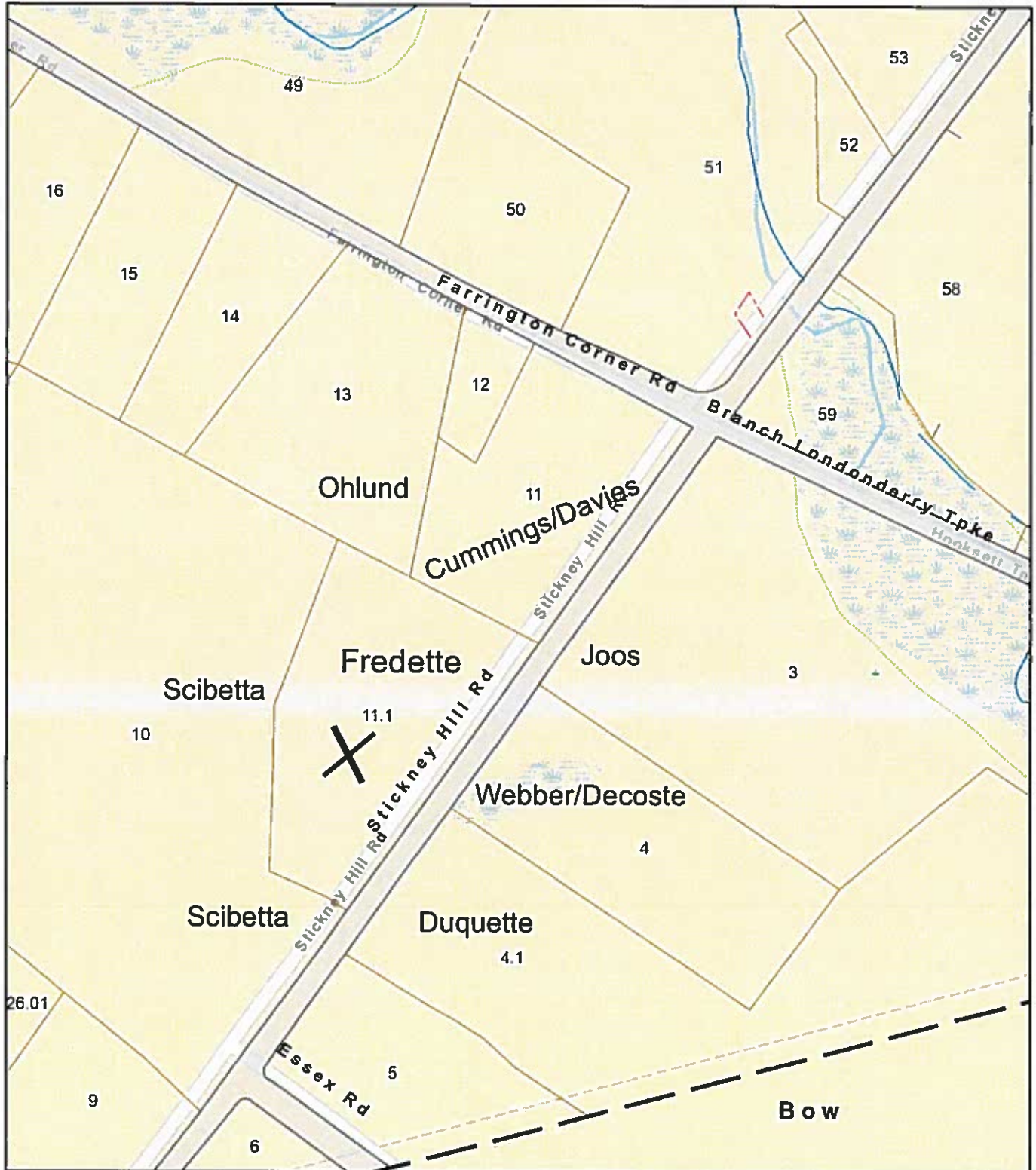
Hopkinton, NH



January 22, 2018

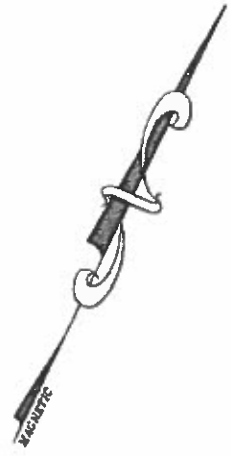
1 inch = 268 Feet

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.

17130 Recorded Nov. 4 1:00 P.M. 2004, Attest: *Kath. L. Gray, C.P.O., Register*



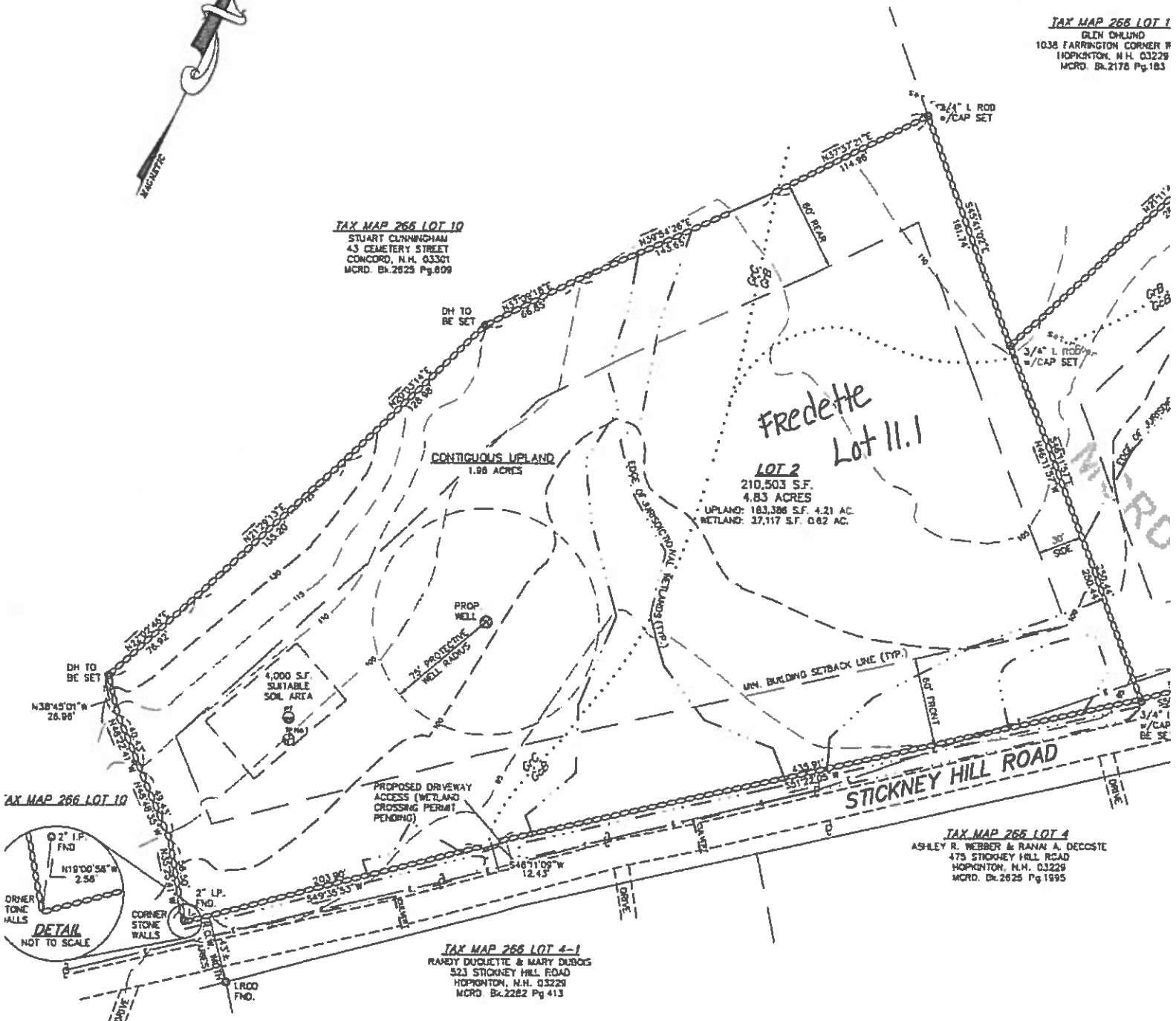
TAX MAP 266 LOT 1
 GLEN DILLUND
 1038 FARRINGTON CORNER W
 HOPKINTON, N.H. 03229
 MCRD. Bk. 2178 Pg. 183

TAX MAP 266 LOT 10
 STUART CUNNINGHAM
 43 CEMETERY STREET
 CONCORD, N.H. 03301
 MCRD. Bk. 2625 Pg. 609

TAX MAP 266 LOT 4
 ASHLEY R. WEBBER & RANAH A. DECOSTE
 475 STICKNEY HILL ROAD
 HOPKINTON, N.H. 03229
 MCRD. Bk. 2625 Pg. 1995

TAX MAP 266 LOT 4-1
 RANDY DUQUETTE & MARY DUBOIS
 523 STICKNEY HILL ROAD
 HOPKINTON, N.H. 03229
 MCRD. Bk. 2282 Pg. 413

TAX MAP 266 LOT 5
 ANTHONY R. & LISA M. DAVIS
 559 STICKNEY HILL ROAD
 HOPKINTON, N.H. 03229
 MCRD. Bk. 1688 Pg. 93

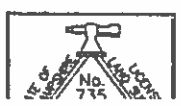


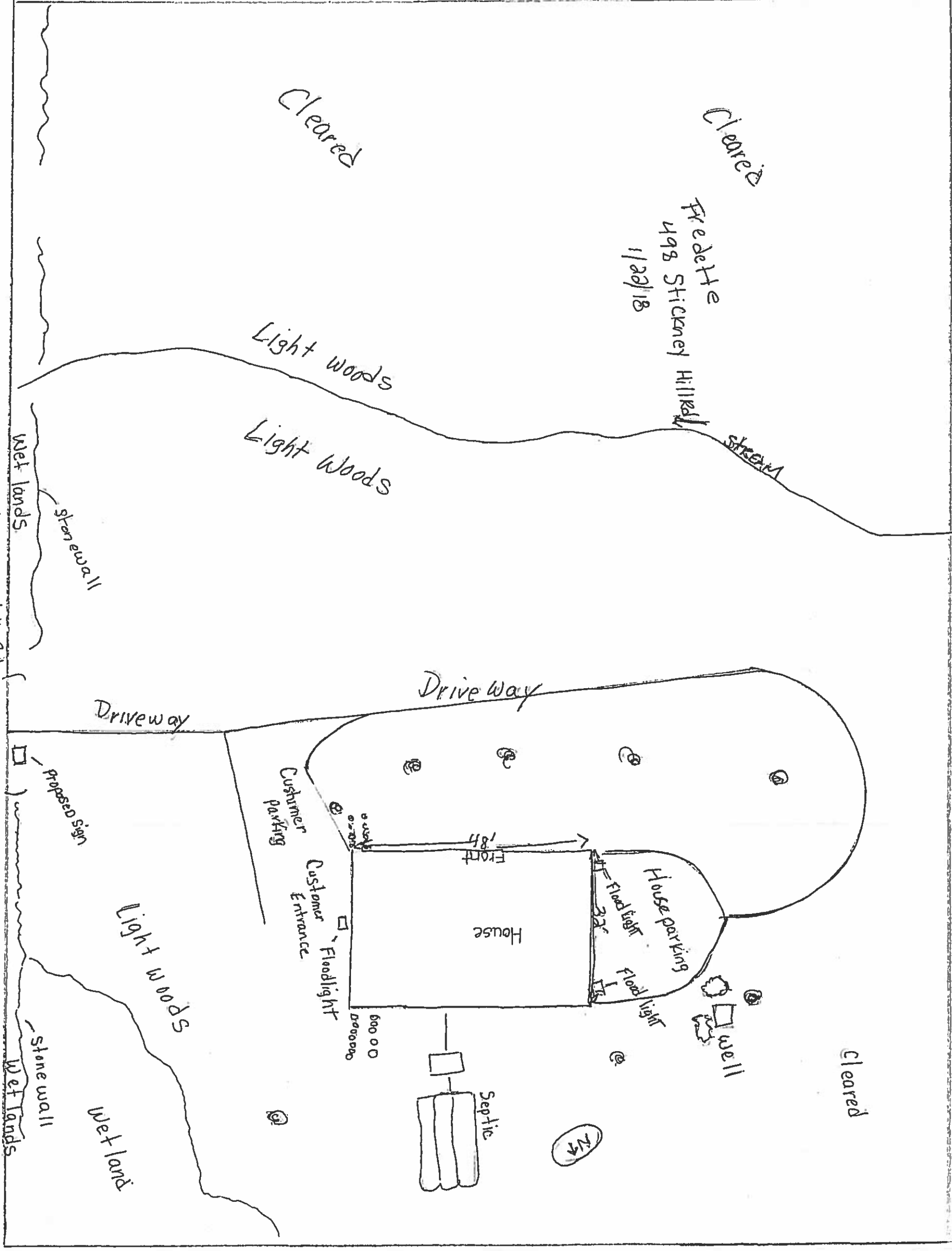
STATEMENT OF PURPOSE:
 THE PURPOSE OF THIS PLAN IS TO IDENTIFY AND DEPICT THE BOUNDARIES OF TAX MAP 266 LOT 11 AND TO SUBDIVIDE IT INTO 2 LOTS.

REFERENCE PLANS:
 *MINOR SUBDIVISION OF TAX MAP 266 LOT 4 LAND OF RANDY & MARY DUQUETTE BY J.E. BELANGER DATED JULY, 2003. MCRD PLAN No. 10649.

SURVEY NOTES:
 - DATE OF SURVEY: MAY, 2004
 - BASIS FOR BEARINGS: OBSERVED MAGNETIC MAY, 2004

WETLANDS DELINEATION
 CWS No. 157 ON 5/2
 METHODOLOGY OF THE
 WETLAND DELINEATION
 REPORT Y-07-1, JA
 HOPKINTON ZONING





Fredette
 498 Stickey Hill Rd
 1/22/18

Stickey Hill Rd.

Driveway

Driveway

Proposed sign

Customer parking

Customer Entrance

Floodlight

House

House parking

Floodlight

Well

Septic

600 0 0

6000 0 0

Light woods

Stone wall

Wet lands

Cleared

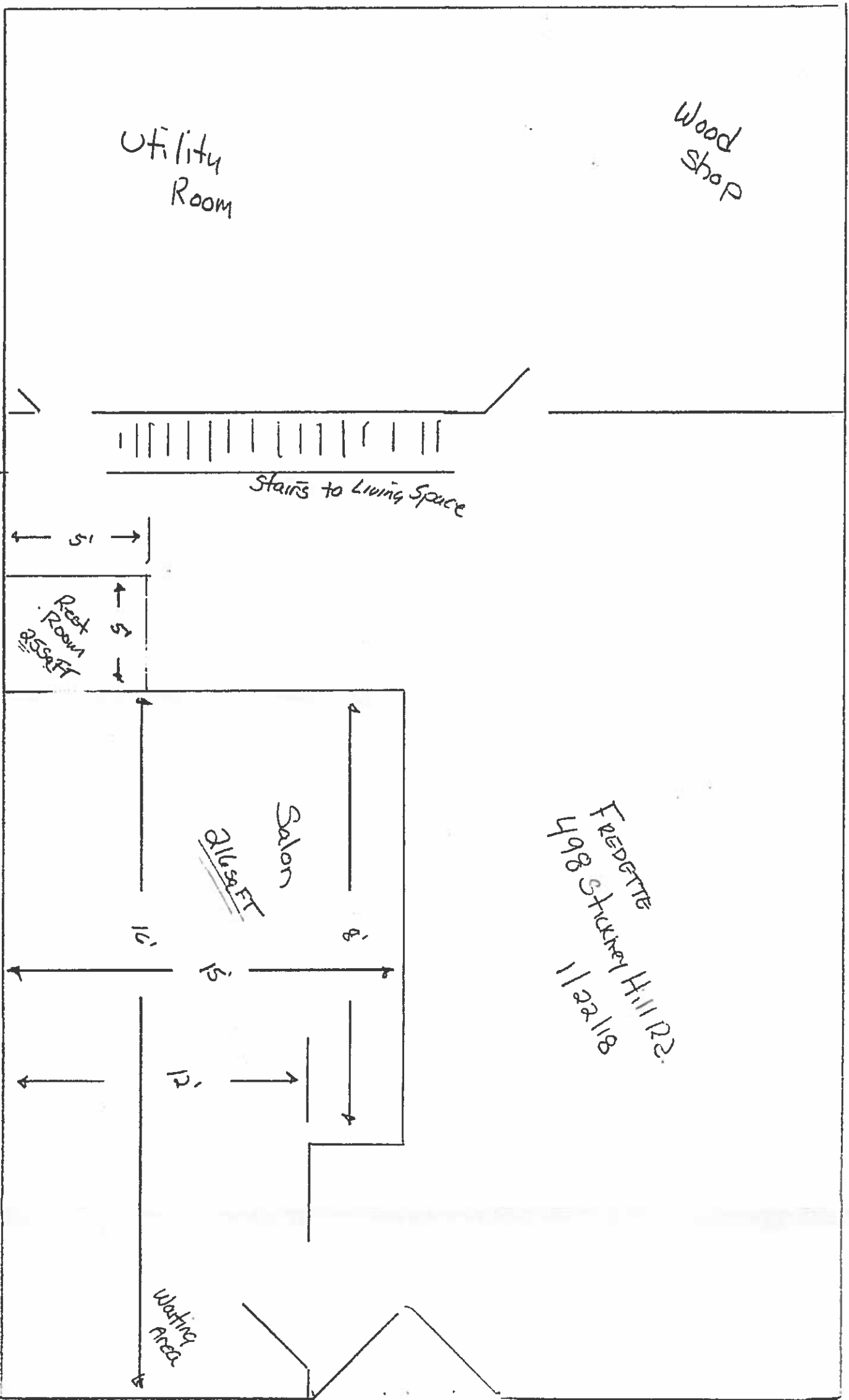
N/A

Note: House (usable space) = 3079 sq ft

25% = 7698 sq ft

216 sq ft Proposed (salon, waiting)

Basement Floor Plan



FREDETTE
498 Stuckney Hill Rd.
1/22/18

Fredette
498 Stuckney Hill Rd
216 Sq. ft. proposed (salon, waiting)