



Town of Hopkinton

Planning Department

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HOPKINTON PLANNING BOARD MINUTES AUGUST 13, 2019

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

I. **Call to Order.** Chairman Ellsworth called the meeting to order at 6:00 PM in the Hopkinton Town Hall.

II. **Review of the Minutes and Notice of Decision of July 9, 2019.**

Clarke Kidder, seconded by Jane Bradstreet, moved to **APPROVE** the Minutes of July 9, 2019, as presented. Motion carried unanimously.

Michael Wilkey, seconded by Rich Steele, moved to **APPROVE** the Notice of Decision of July 9, 2019, as presented. Motion carried unanimously.

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

IV. **Applications.** There were no applications.

V. **Master Plan Land Use Chapter –**

Matthew Monahan, Senior Planner for the Central NH Regional Planning Commission, met with the Planning Board to discuss the Residential/Agriculture (R-4) district, which included the various uses allowed, the lot size requirement, the preservation of open space within a Conservation (cluster) development, and agritourism.

Following discussion concerning the formula used to determine the number of lots/units permitted and the possibility of rating open space based on importance, the Board agreed that the Master Plan should include a recommendation that the Town simplify the formula, and also explore granting incentives (density bonuses) based on the type of open space to be preserved.

Promoting agritourism was briefly discussed with the Board agreeing that Master Plan should reflect that the Town should continue to support and encourage agritourism.

Mrs. Wells recommended that the Zoning Ordinance and Master Plan be reviewed to ensure that the underlining zoning addresses the goals of the Master Plan. Mr.

Adopted: 09/10/2019.

Monahan agreed, noting that every zoning ordinance and master plan have a “push/pull” effect. First, a master plan is created and then zoning is developed. Then, as time passes, you find that zoning ordinances typically address goals of a community that have yet to be reflected in a master plan.

Brief discussion ensued concerning the fact that there can be varying opinions on a vision for a community. It was agreed that it would be appropriate for the Master Plan to reflect various perspectives.

Lastly, Mr. Monahan inquired about the Municipal Technical Assistance Grant (MTAG) working group’s informant questionnaire/results and the Tax Increment Financing (TIF) districts that were established in 2018. Following brief discussion, the Planning Board agreed to rereview information concerning the TIF districts and hear the presentation from the Municipal Technical Assistance Grant (MTAG) Working Group before determining whether the information should be included in the Master Plan.

VI. Other Business.

- a) Reports from Board Members who serve on other Committees – Mrs. Wells noted that the Municipal Technical Assistance Grant (MTAG) Working Group presentation of recommended amendments to the Zoning Ordinance will take place at the Planning Board’s September 10, 2019 meeting.

VII. Adjournment. The meeting adjourned at 7:35 PM. The next regular scheduled meeting of the Hopkinton Planning Board is at 6:00 PM on Tuesday, September 10, 2019 at the Hopkinton Town Hall.

Karen Robertson
Planning Director