



# Town of Hopkinton

Planning Department

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## HOPKINTON PLANNING BOARD MINUTES OCTOBER 8, 2019

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

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I. **Call to Order.** Chairman Bruce Ellsworth called the meeting to order at 6:00 PM in the Hopkinton Town Hall. Due to the absence of a regular member, Mr. Kidder was designated as a voting member.

II. **Review of the Minutes Notice of Decision of September 10, 2019.**

Michael Wilkey, seconded by Jane Bradstreet, moved to **APPROVE** the Minutes of September 10, 2019, as presented. Motion carried unanimously.

James Fredyma, seconded by Michael Wilkey, moved to **APPROVE** the Notice of Decision of September 10, 2019, as presented. Motion carried unanimously.

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

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

V. **Other Business.**

a) Voluntary Merger of Pre-existing Lots – Merger of two (2) contiguous pre-existing lots owned by Corinne C. Wilkens, located at 39 Robin Lane and Bluebird Lane, Tax Map 225 Lots 80 and 82.

Clarke Kidder, seconded by Rich Steele, moved to **APPROVE** the voluntary merger. Motion carried unanimously (Wilkey, Fredyma, Wells, Bradstreet, Steele, Kidder, and Ellsworth).

b) Reports from Board Members who serve on other Committees – Mrs. Wells reported that the Complete Streets Committee will hold their first meeting on Wednesday, October 30, 2019. Craig Tufts of Central NH Regional Planning Commission will attend to discuss the benefits of a Complete Streets Policy and his work with other communities.

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Adopted 11/19/2019.

- c) Master Plan Revisions – Matt Moynihan and Mike Tardiff of Central NH Regional Planning Commission briefly met with the Board to discuss revisions to the Master Plan.

Following discussion, the Planning Board agreed to include language recommending that the unit/lot formula referenced in the Conservation Subdivision Ordinance be revised so that it is simpler to calculate the number of units/lots allowed. Furthermore, the Board agreed to recommend review of the density bonuses available, along with the prioritization of the types of open space.

Additionally, the MTAG Steering Committee's Key Informant Interviews Report will be included as an appendix. The report is a result of thirty-three interviews of Hopkinton residents, business owners, community leaders, and others that provided input on the strengths and weaknesses of Hopkinton's business environment, economy and housing options. In addition, questions concerning ways to support housing needs of multiple generations of residents were included. The area of focus was Hart's Corner (the intersection of Routes 202/9 and Route 127/Maple Street).

The Planning Board briefly discussed the content of the Contoocook Charette that was completed in the year 2000 and whether the overall elements remain the same today. Following discussion, it was noted that Contoocook Village should be considered when developing a Complete Streets policy.

Lastly, Mr. Tardiff agreed to create a brief survey concerning the Master Plan that can be made available electronically for residents to complete.

- d) Economic Revitalization Zone (ERZ) – Mike Tardiff of Central NH Regional Planning Commission provided a brief overview of the work to date in establishing zones in the Contoocook Village and Exit 6 areas.

**VI. 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, November 19, 2019 at the Hopkinton Town Hall.

Karen Robertson  
Planning Director