

MASTER PLAN

FOR

HOPKINTON VILLAGE PRECINCT

Adopted October 21, 2003
by
Hopkinton Village Precinct Planning Board

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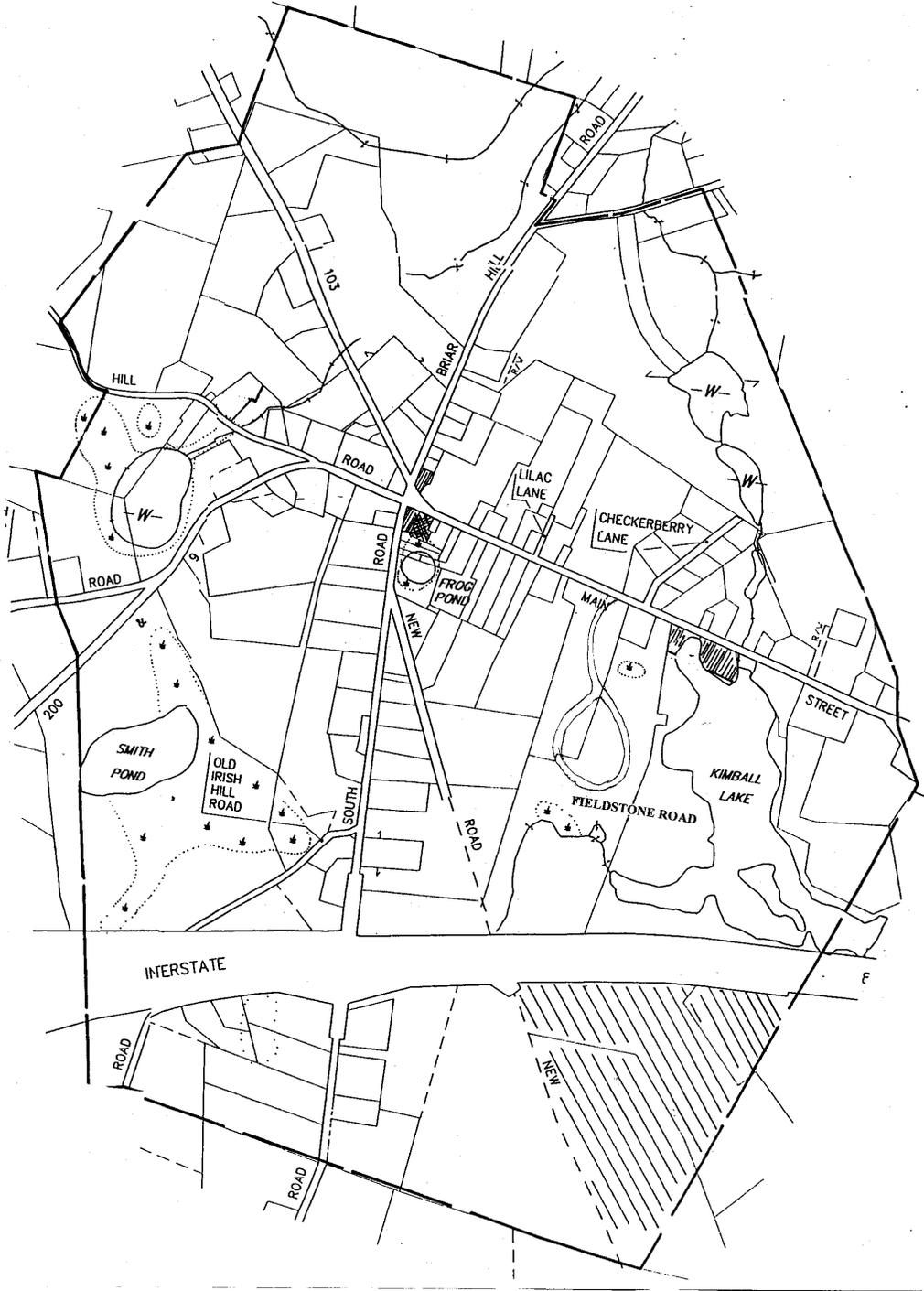
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Hopkinton Village Precinct Zoning Map

Minimum Requirements

- District (1) General Residential District
200 feet frontage 80,000 square feet area
- ▨ District (1A) Special Residential District
200 feet frontage 80,000 square feet area
- ▩ District (1B) Office District
200 feet frontage 80,000 square feet area
- ▧ District (2) General Commercial District
100 feet frontage 40,000 square feet area



INTRODUCTION

The Hopkinton Village Planning Board(hereafter referred to as the "Board") was created by vote of the Annual Meeting of the Hopkinton Village Precinct (hereafter referred to as the "Village") in April 1976 to discharge the various duties of New Hampshire municipal planning boards (RSA 674) within the area of the Village. The Board initially developed a series of proposed amendments to the Village's Official Zoning Ordinance, previously adopted February 29, 1960, most of which were adopted at successive Village meetings.

In the Spring of 1983 the Board began discussions concerning the desirability of preparing a Master Plan to help guide the development of the Village. The Board decided to interest Village residents in such a project and appointed a Master Plan Committee in the Fall of 1983. The Committee, supported by a number of subcommittees, was active throughout the following year and on November 26, 1984, the Village Planning Board adopted the Master Plan as its policy guide.

The 1984 Master Plan has played an important role in the subsequent development of the Village. It has regularly been cited by both the Board of Adjustment and the Board in exercising their duties. It was also an important source for the Special Committee that reviewed and reported on the State's 1995 plans for reconstruction of Main Street. That Committee's report of March 4, 1996, resulted in a halt to the proposed reconstruction of the Village center.

In the spring of 2002, the Board determined that the passage of time and changes in the governing statutes (e.g. R.S.A. 674:2 ff) made an update of the Master Plan appropriate. It accordingly scheduled a public meeting on June 17, 2002, to invite the participation of residents of the Village in this process. At this meeting assignments for research and preparation of initial drafts of the sections of the revised and updated master plan were made to the Master Plan Revision Committee. After completion of the initial draft and several revisions based on Board discussion and comments by the public, the revised Master Plan of 2003 was adopted by the Board on October 21, 2003.

The Village residents listed below worked with the Board as the Master Plan Revision Committee to prepare this updated Master Plan:

David Feltus
Alan Hall
Merry Hall
Christine Hamm
Celeste Hemingson
Beth McGuinn

We also gratefully acknowledge our debt to the TOWN OF HOPKINTON MASTER PLAN of 2002 for background material which has been taken from the Town's plan and for which credit is not otherwise given herein.

VISION STATEMENT

The residents of the Village enjoy the benefits of a traditional New Hampshire village neighborhood with historic homes, churches, public buildings, a local elementary school, and businesses. The Village enjoys undeveloped land and clean water. The Village's boards, recognizing the interests of the region and the state as well as the Village, should focus on retention of the primarily residential nature of the Village, preservation of the Village's historic architectural heritage, expansion of the Village's walkability, and protection of its open spaces, aquifer and natural environment.

HISTORICAL BACKGROUND

The Village, with its impressive Main Street, is a reflection of the prosperity and prominence the Town of Hopkinton attained during its first one hundred years. The continued existence and preservation of that historical heritage through both good and bad times is attributable to the stewardship of the owners and also to some degree of good fortune. The history of the Town and Village can be considered in three periods.

1736—1830

The Province of Massachusetts Bay granted residents of Hopkinton, Massachusetts, authority to settle here in 1736 as Settlement No. 5 in a line between the Connecticut and Merrimack Rivers. In addition to the difficulties inherent in creating an agrarian colony in a wilderness, the early settlers were further troubled by frequent skirmishes with the native population as well as by a boundary dispute between New Hampshire and Massachusetts. With the conclusion of the French and Indian Wars in 1765, the boundary challenges ended with the settlement of the Bow Controversy. In that year, Hopkinton was incorporated as a New Hampshire town.

The Town voted in 1766 to erect a new meeting house on a site in the present day Village Square. This event marks the creation of the Village as an organized center for Town activity and development.

Hopkinton actively supported the American cause during the Revolutionary war. The period after the end of the war saw the beginning of the most active development of the Village. In 1792, the New Hampshire State Legislature voted that the Superior Court, the Court of Common Pleas, and the General Court of Sessions should hold terms in Hopkinton. This made Hopkinton a half-shire town and began a period of prominence in state politics. Private individuals had begun a building on the site of the present Town Hall, and in 1796, the Town took over the project and completed the building of the Court House and a room for the Legislature. The State Legislature first met in Hopkinton in 1798 and again in 1801, 1806 and 1807.

Governors were inaugurated in Hopkinton in 1798, 1800, 1806, and 1807. Hopkinton, which enjoyed a good location on the Boston to Montreal Road, prospered during this time of prominence and power, and the handsome Village buildings from that era certainly reflect that status.

Despite Hopkinton's early eminence, in 1814, Concord was selected as the permanent State Capitol. In 1823, Hillsborough County was divided, and the newly created Merrimack County, to be governed from Concord, but including Hopkinton, was created. The loss of political prominence to next door Concord was a serious blow to the importance and growth of Hopkinton. While the Town's population continued to rise to 2,474 in 1830, the Town, and in particular the Village, were no longer so important.

1830 - Second World War

The ninety years from 1830 to 1920 saw a decrease in the Town's population. This coincided not only with the loss of social and political prominence, but also with the opening of the western United States and the availability of better farming land and new opportunities there. Life in New Hampshire also changed: it was no longer a primarily rural and agricultural society, but, because of abundant sources of water power, developed industrial capacity. In the Town of Hopkinton, Contoocook, with its location on the Contoocook River and the railroad, became a center for commercial growth and activity.

During the late 1800's, the Village increasingly took on the character of a summer community. In particular, there was the 52 room Perkins Inn, which was located in the Village Square, as well as the old Wiggin Tavern. The Beech Hill Golf Course was developed off Briar Hill Road to provide recreational entertainment; and in 1930 Harold Kimball excavated Ardow's Brook and created a man made lake and log cabins for tourists.

Even though this was not a period of great growth, it was one of community spirit. The Hopkinton Village Aqueduct Association was formed in 1840 to provide the Village with a reliable supply of water. Voters in the Village petitioned the Selectmen of the Town to establish a Hopkinton Village Fire District, and this was formalized on January 10, 1887. This enabled the Village to tax to provide fire protection.

The New Hampshire Antiquarian Society, originally the New Hampshire Philomethic Society, which had been incorporated in 1875, moved into its present brick building, the distinctive Long Memorial Building, in 1890. This structure distinguishes the Village with its fine design as well as its valuable collection. The Hopkinton Village Library, which was formed in 1871, was located in the Long Memorial Building.

The Hopkinton Village Improvement Society was particularly active during the 1920's and 1930's and raised money to improve the appearance of Main Street and the Square in the Village.

Fire has been a threat to the buildings in the Village. The former Court House burned in 1873; and after much controversy as to where the new Town Hall should be located, it was discovered that the Court House deed contained a reversion clause. Consequently, the Town Hall was reconstructed on the old site. In spite of the efforts of the Fire Precinct, the magnificent Perkins Inn burned in 1907; and four buildings, including the old Wiggin Tavern, were lost in a fire in 1927. The stone Episcopal Church is credited with acting as a barrier to the spread of that raging fire which threatened the rest of the Main Street.

Post Second World War to Present

The redevelopment of the Village as a year-round residential center began in the period following the end of the Second World War. Today most of the homes are occupied as full time residences, and more than thirty new houses have been constructed during this period.

The Harold Martin School was built in the Village in 1958, with an addition in 1988. It provides facilities for students in kindergarten through the third grade for the entire Town of Hopkinton.

The Hopkinton Village Fire Station was built in 1967. It serves as a satellite station for the Hopkinton Fire Department and provides storage space and parking for two vehicles.

The Village adopted an "Official Zoning Ordinance" in February of 1960. This was under authority granted to the Village by a special act of the State Legislature in 1959, and it constituted the first zoning in the Town of Hopkinton. There have been several amendments to the ordinance since 1960.

At a special meeting, held on July 31, 1962, the voters of the Village voted to change the official name of the Village from Hopkinton Village Fire District to Hopkinton Village Precinct. On September 5, 1962, the Village residents voted to take over the Hopkinton Village Aqueduct Association and to provide the Village with a public water system. This was to be underwritten by the Village for purposes of financing, but its costs and expenses were to be recovered solely from the water customers rather than from Village taxes.

The construction of Interstate 89 at just about this time served to direct most of the through traffic around the Village by way of this highway and further decreased pressure for commercial development. The continued development of Contoocook Village (a sister village district within the Town of Hopkinton) as a center for local shopping and most essential services lessened the demand for more services in the Village.

In 1995 DOT prepared a comprehensive plan for the redevelopment of Main Street which it presented to the Town Selectmen, who in turn referred it to the Village Commissioners for review and comment. The Commissioners appointed a special Study Committee to review the DOT plan and prepare a report on it, with recommendations. The resulting study and report are entitled "Evaluation and Recommendations Regarding NHDOT Proposed Main Street Reconstruction and Related Projects" by the Main Street Study Committee of the Hopkinton Village Precinct, dated March 4, 1996.

The Town of Hopkinton Police Headquarters were moved back to the Village in December 2000 from temporary quarters in Contoocook Village. Before 1998, the police were headquartered in the Hopkinton Town Hall in the Village.

In recent years, there have been additions to St. Andrews Episcopal Church, the Congregational Church parish house, and the Antiquarian Society and restoration of the Stanley Tavern.

INVENTORY

LAND USE

Dating back to before the American Revolution, the existing development pattern in the Village has been largely a by-product of the regional transportation network. Created in 1735, the Village developed around a central Main Street and was home to a small commercial, professional, and service base. With political prominence emerging in Hopkinton, the New Hampshire Legislature and Courts began meeting here; and taverns, homes, and a jail were built. Once Concord became the permanent State Capital and the transportation system changed, the Village has become largely residential. The existing land use pattern in the Village is typical of many communities in New Hampshire: commercial, church, government buildings and residences are located along the main transportation corridor. Residential and open spaces are located in the remainder of the Village.

Current land use documented in the attached map include:

Open spaces

Commercial

Public/Institutional, including Town Hall, Village properties, Police and Fire Stations, Water District properties, cemeteries, the New Hampshire Antiquarian Society, and schools

Churches

Residential

Conservation, including lands that have been permanently set aside for conservation and that do not allow development.

Wetlands

There are currently four zoning districts within the Village:

Hopkinton Village Residential District

Limited to single and two family dwellings, churches, municipal buildings, parks and schools, and incidental garden and farm use. Incidental office and commercial uses require special permits.

Apartment houses are allowed in structures existing on February 29,1960.

Hopkinton Village-Special Residential District

Allows any use permitted in the Residential District, plus individually owned manufactured housing.

Hopkinton Village – Office District

Allows any use permitted in the Residential District plus law, accounting and consulting offices.

General Commercial District

Allows any use permitted in the Residential District plus retail,business and professional offices.

In addition to these permitted uses, existing non conforming uses exist in the Village, requiring on going monitoring of compliance with non conforming use regulations.

COMMERCIAL PROPERTIES IN THE VILLAGE

There are four areas zoned commercial or office within the Village. They are:

1. Blaser's Fireside Tavern and the Horseshoe Tavern

This land fronts on the southerly side of Main Street between the westerly side of the outlet from Kimball Lake and to the westerly boundary of the gravel road serving the old Kimball cabin area to a depth of 200 feet.

There are two buildings in the zone. Blaser's Fireside Tavern is a three story structure, approximately 46 feet by 52 feet. The building is on a lot which is approximately 0.91 acres (approximately 200 feet by 200 feet). The entire building is a restaurant and lounge, with living accommodations on the upper floor.

The Horseshoe Tavern building is currently used as a real estate office. This is a two story building approximately 39 feet by 50 feet; on a lot which is approximately 85 feet by 150 feet. There is parking on the lot and across the street. This building is owned by the Town of Hopkinton.

2. Main Street and South Road, Southeast Corner

Land fronting on the south side of Main Street and extending 95 feet easterly from the intersection of Main Street and the east line of South Road; and land fronting on the east side of South Road and extending 150 feet south from its intersection with the south line of Main Street.

The Hopkinton Village Store, formerly known as The Cracker Barrel, is a grocery store with two outside gas pumps. It is a two story building approximately 49 feet by 89 feet located on a lot which is approximately 95 feet by 150 feet. There is a small parking area on each road boarding the store.

3. Main Street and Briar Hill Road, Northeast Corner

Land fronting on the north side of Main Street and extending from the westerly property line of William Grant to Briar Hill.

The Second Chance Building is a two story building approximately 36 feet by 62 feet on a lot approximately 100 feet by 200 feet. The structure houses a used clothing store, a real estate office, an investment consultant, and an upstairs apartment. There is minimal parking around the front and sides of the building.

4.The Stanley Tavern

This land abuts the Hopkinton Village Store property. The Stanley Tavern was built in 1791 and operated as a tavern until about 1864. Since then, it has had various residential and non-residential uses. It has recently been restored, retaining many historical architectural features. The property was recently rezoned for limited office use.

TRANSPORTATION INVENTORY

The center of the Village is served by several major roads, some of which are maintained by the State of New Hampshire, and some of which are maintained by the Town of Hopkinton.

*The highways maintained by the **State of New Hampshire** are the following:*

Interstate I-89: This is a four-lane interstate highway with median strip between Concord, where it intersects Interstate 93, and West Lebanon, where it intersects Interstate 91. It crosses the village southerly of Main Street with access available for traffic in both directions outside the Village. After it was opened in 1959, it relieved but did not entirely eliminate through traffic on the Village Main Street. Since that time, the volume of traffic past the village over I-89 has grown exponentially.

US Route 202/NH 9 ("Main Street" and "Old Henniker Road"): These two routes both pass along Main Street across the full width of the village between its easterly and westerly boundaries. They connect the Village to the westerly and southwesterly portion of the state, passing through our neighboring towns of Henniker and Hillsboro. They connect the Village ultimately to Concord to the east.

The portion of these routes which passes along Main Street in the central portion of the village was originally paved many years ago. Periodic repairs and skim repaving have gradually raised the elevation of the centerline and occasioned a greater slope to the shoulder edge than is perhaps desirable.

At one time a system of storm drains was installed along the stretch of Main Street between approximately the location of the New Hampshire Antiquarian Society and the Town Square. This system has fallen into disrepair and has only been partially restored by the State Department of Transportation. .

Over the years, the size and weight of vehicles, including long distance trucks, has grown, and the speed and volume of traffic has increased. This has created tension between the goals of the State Department of Transportation and the Village's residential character.

NH Route #103: This route departs northwesterly from the Town Green, proceeding first to Contoocook, and then continues northwesterly, initially parallel to I-89, to Warner, and then to Bradford, Sunapee, Newport and Claremont, communities not readily reached by the Interstate Highway.

Roads maintained by the **Town of Hopkinton** wholly or in part within the Village are as follows:

South Road provides access to portions of the Town lying south of the Village and to the Town of Weare, connecting there to NH Route #77. South Road becomes **Briar Hill Road** when it crosses Main Street, and Briar Hill Road connects with other routes leading north to East Concord, Boscawen, and Franklin, and also northerly through Webster to Salisbury, Andover, and the central part of the State. Briar Hill Road is also the main road to the town transfer station and the town gravel pits. Consequently this road receives a lot of truck traffic.

Three other Town roads are located in part in the Village and reach areas outside of it. The **Irish Hill Road** and the discontinued section of the old **New Road** both depart from South Road southerly of its overpass over Interstate 89. Irish Hill Road runs westerly about two miles to a dead-end, and the old New Road runs generally southeasterly to terminate in Weare near the northerly line of Route 77.

The **Old Putney Hill Road** branches off from the northerly side of West Main Street and continues westerly up Putney Hill past the old Hopkinton Aqueduct Association well fields. It terminates at its intersection with Putney Hill Road.

Other short lengths of Town roads, which are located entirely within the Village and serve local residences are **Checkerberry Lane** and **Lilac Lane**, each running northerly a short distance from the northerly side of Main Street.

The intersection of Routes NH 103 and NH 9/US 202 forms an island at the Town Green. This island, however, is not curbed or otherwise protected from the surrounding travel way. Consequently, drivers are often tempted to cut across the island, or to park in the island creating a dangerous situation. The island remains both a challenge and an opportunity to the Village.

Traffic volumes in the Precinct have increased considerably in the last ten years. Traffic counts done by the Central New Hampshire Regional Planning Commission and the New Hampshire Department Of Transportation show that Exit 5 on I-89, and the intersection of Briar Hill Road, and US 202/NH 9 East of Route 103 are among the locations with the largest increase in traffic in the town of Hopkinton. Briar Hill Road North of US202/NH9 saw an increase of 69.6% between 1993 and 1997. Main Street (US 202/NH 9) had an increase of 80.6% between 1982 and 1998. The Exit 5 area on I-89 saw an increase of 92 percent between 1994 and 1998.

Traffic safety has also become a problem in the Village. Of 495 reported accidents in the Town of Hopkinton in the five year time period of January 1995 to June 2000, there were 18 on Briar Hill Road, 51 on Main Street, and 69 on US 202/NH9.

UTILITY AND PUBLIC SERVICE INVENTORY

TELEPHONE SERVICE

Local telephone service in the Village (746 exchange) is provided by TDS Telecom. Instate and out-of-state service provided by a variety of providers. There is also cell-phone service available by a variety of providers but there are at present no cell towers in the Village.

CABLE AND BROADBAND INTERNET SERVICE

Broadband Internet and cable TV service are provided by Comcast with a system which operates at 750 MHz on a network which is a combination of fiber and coaxial cable. This provides a great deal of flexibility to meet future demands. TDS Telecom provides DSL (Digital Subscriber Line) and modem dial-up service is provided by several Internet Service Providers.

ELECTRIC SERVICE

Electric service is provided by Public Service of New Hampshire. Three-Phase service at 12.47 kilovolts is available on Main Street and Briar Hill Road.

PUBLIC WATER SUPPLY SYSTEM

Water is provided by the Hopkinton Village Precinct Water Department (hereafter referred to as the "Water Department"). The Water Department acts as an autonomous subdivision of the Village. The Water Department normally covers its operating expenses by user fees from water users with no cost to taxpayers; however, it is legally part of the Village and the Village property owners hold ultimate responsibility for the operation of the Water Department.

The water distribution network is made up of a variety of materials with a total installed length of approximately 17,000 feet. The following parcels of land are owned by the Hopkinton Village Precinct:

Briar Hill Road, northwest side, 15.94 acres, Map 250, Lot 6, current well, pump, and storage site.

Old Putney Hill Road, northeast side, 15 acres, Map 105, Lot 22, site of original Aqueduct Association wells and storage.

Old Putney Hill Road, South Side, 0.75 acres, Map 239, Lot 59.

SEWER SYSTEMS

The Village has no public sewer system, and there is no present need for one. With careful decisions concerning new development, there should be no need for a public sewer system in the Village in the

future.

COMMUNITY RESOURCES INVENTORY

For purpose of this inventory, we have classified those resources which are provided and maintained by various governmental and not-for-profit organizations and institutions as Community Resources. The village store and restaurant which are privately owned are also considered to be community resources.

BUILDINGS

The Town Hall (*owned by the Town of Hopkinton*)

After the original circa-1799 Town Hall burned in 1873, construction began on the current Town Hall, dedicated on March 3, 1874. The building is located on a 0.47 acre lot and contains about 6,200 square feet of usable space. The two-story, white frame structure boasts a cupola and two one-story additions on the north and west sides. Several town agencies use the building, including the selectmen's office, the assessor's office, the planning and zoning office, and the parks and recreation department. The main floor is frequently used for town and Village board and committee meetings and hearings, and for all town, state and national elections. It is also occasionally used for such social and civic purposes as church fairs, arts and crafts sales, and Scout meetings. The second floor contains another substantial area with a stage. In the past, this room, originally named "Lyceum Hall," was used as a theater as well as for lectures, exhibits, dances and social gatherings. Currently, it provides storage space. Studies are currently being done to renovate this building to provide more meeting rooms.

Hopkinton Village Fire Station (*owned by the Town of Hopkinton*)

Located at 110 Main Street, this 2,700 square-foot auxiliary station is strategically sited to provide needed emergency coverage as well as property insurance relief to the residents of the precinct and beyond. The one-story concrete block structure houses two vehicles as well as storage for the town fire department.

Harold Martin School (*owned by the Hopkinton School District*)

Built in 1958 with a 1988 addition, this red brick 36,400 square-foot building is sited on an eight-acre lot behind a strip of residences on the south side of Main Street. It serves as the town's elementary school for children from kindergarten through third grade. The school grounds abut a recently-acquired easement extending to Kimball Lake.

The Precinct Building or Old Fire House (*owned by the Village*)

Located on the south side of Main Street, next to the Stanley Tavern and two doors east of the Hopkinton Village Store, this two-story building houses the Village's antique fire-fighting equipment. The Fire House, with its tower for drying hose, was use until 1949 when the town assumed all fire-fighting responsibilities. This structure sits on a 0.11-acre lot and contains about 1,600 square feet. After use of the building for fire department purposes terminated in 1949, the second floor meeting room was used into the 1980s for the conduct of Village business.

The William H. Long Memorial Building (*owned by The New Hampshire Antiquarian Society*)

This elegant two-story brick and stone building was dedicated in 1890 as a gift to The New Hampshire Antiquarian Society (NHAS) from Lucia A.D. Rollins Long in memory of her husband William Harrison Long. Added to the National Register in 1977, it houses a library, exhibition hall, meeting space, museum shop, storage areas and offices. The Society archives contain important community records dating from colonial times. There are also significant portraits and artifacts related to the region. The NHAS sponsors a year-round program of exhibits, lectures and community activities. Its facilities are open to the public, usually without charge.

St. Andrew's Episcopal Church and Parish House (*owned by St. Andrew's Parish*)

The cornerstone of this Gothic-style building, constructed of locally-quarried brown granite, was laid on July 10, 1827, and the church dedicated on June 25, 1828. Five stained glass windows, notable both for their historic and artistic value, date from 1889 to 1896. A new tower was added in 1930. The neighboring "Baruch Chase House," acquired in 1956, serves as the Parish House. In the early 1990s, a columbarium and memorial gardens were built to link the two. The gardens, open to the public, provide a quiet spot for contemplation. At the time of this document, the complex is undergoing extensive renovation.

The First Congregational Church and Parish House (*owned by the First Congregational Parish*)

This 1789 church replaced an earlier meeting house built on this site in 1766 and includes a Revere bell (owned by the Town of Hopkinton) and a three-face clock (the works for which are now owned and maintained by the Village).. The Parish House, built in 1812 by Matthew Harvey, has been used as a residence, office, barber shop, apartment house and appliance display outlet, and is now used by the First Congregational Church for offices and meeting rooms. In 2002 the church constructed a major addition to the building.

The Hopkinton Village Store (*private ownership*)

For more than 200 years, the Village has provided residents and travelers with a place to buy provisions. The Hopkinton Village Store, the current incarnation of the Village store, is a general purpose food and household products store including two gasoline pumps. The store previously was known as The Cracker Barrel.

Blaser's (*private ownership*)

There has always been at least one restaurant in the village. Blaser's currently offers snacks and a bar downstairs, with a more extensive menu provided in a second-floor dining room overlooking Kimball Lake. Weddings and barbecues are held frequently on the surrounding lawn.

PARKS AND OPEN SPACE(See following maps)

Kimball Lake Recreation Area *(owned by the Town of Hopkinton)* (see page 32)

This property, a bequest from Harold Kimball, is a 60-acre tract located on the south side of east Main Street. It includes a lake, the old Horseshoe Tavern building and four cabins. The lake was created by Mr. Kimball during the Great Depression of the 1930s by excavation of material along a small stream. The lake and associated land is used for fishing, canoeing, kayaking, picnicking and hiking in the summer, and skating and cross-country skiing in the winter. The Town Conservation Commission, scouting organizations and various other groups use the cabins for meetings. The area was recently supplemented by the recent acquisition of an adjacent 16-acre parcel.

Kimball Pond Recreation Area *(owned by the Town of Hopkinton)* (see page 33)

Located off Rollins Road, Kimball Pond serves as Hopkinton's swimming pond. The Town owns a narrow buffer of land immediately surrounding the pond and an access road from Rollins Road. The pond is used for swimming, fishing, canoeing and cross-country skiing. The pond, fed by Kimball Lake, its associated wetlands and brook, has a tributary of Dolf Brook as its outlet.

Town Green *(owned by the Town of Hopkinton)*

This area is a small parcel located at the intersection of Main Street (US Route 202/NH Route 9), South Road, Briar Hill Road and Hopkinton Road (NH Route 103). As the civic center of the Village, it is the site of the highest flag pole in the vicinity; a Civil War memorial statue, and a large spruce tree which serves as the community Christmas tree. Also located on the property is an old horse trough and a historic water fountain. The Green serves as the site of various community events. An inconspicuous but important feature of the Green is a major underground water storage tank, intended to provide a source for firefighting water in the event of a local conflagration.

Old Town Pond *(owned by the Town of Hopkinton)*

Located on the north side of Old Putney Hill Road, the original enclosure was 30 feet square by eight feet high and was used to impound stray animals. A section of the stone wall remains to define the space.

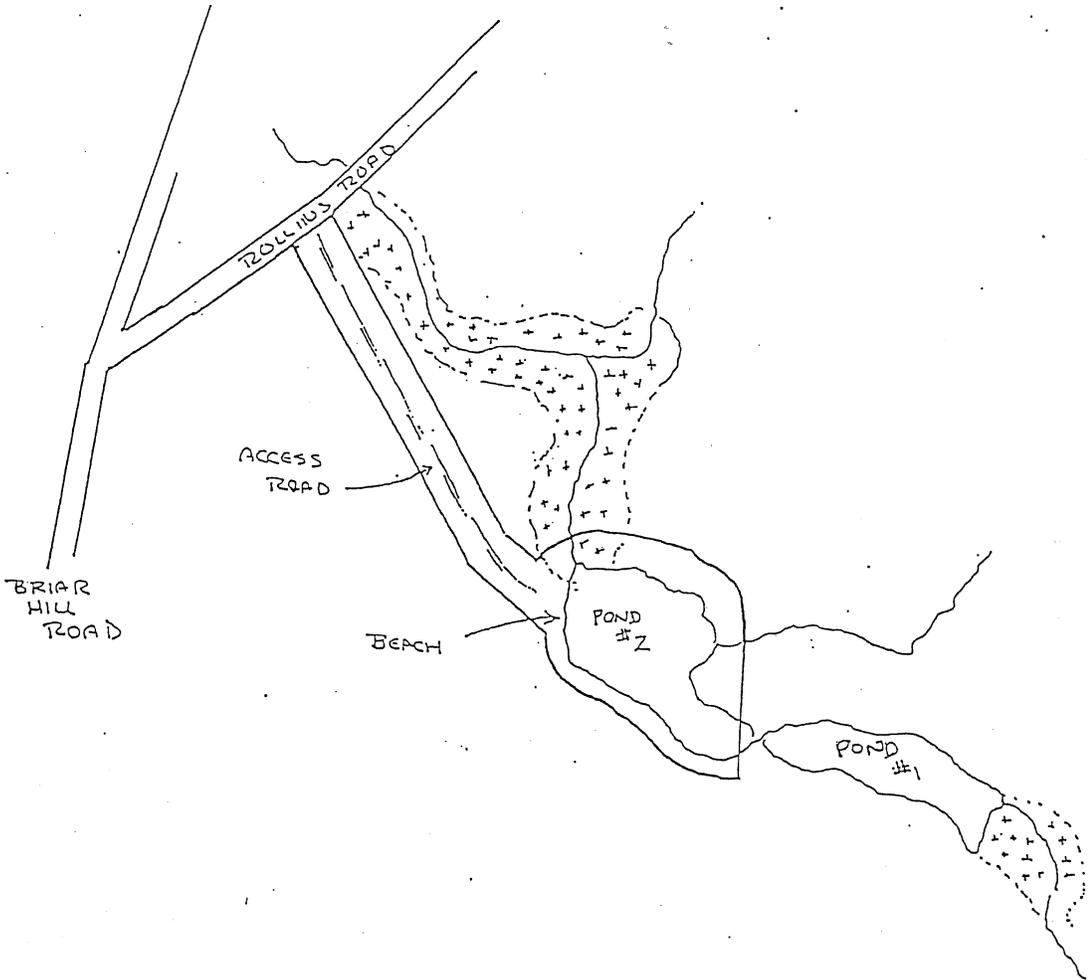
Smith Pond Bog Wildlife Sanctuary *(owned by The Audubon Society of New Hampshire)*

The Smith Pond Bog Sanctuary is a 55-acre preserve owned and maintained by the Audubon Society of New Hampshire (ASNH). The "kettle hole" pond is believed to have been formed 12,000 years ago during the last of the glacial retreats. Early Native Americans, as well as settlers, hunted, fished and trapped around the area for hundreds of years, and it was also a source of ice and peat. After the Audubon Society acquired the sanctuary in 1976, trails were planned and cut by Hopkinton resident Tudor Richards, then the Society's president and director. More trail improvements have been completed recently. The sanctuary is open to the public free of charge.

Chase-Grant “Pocket Park” (*provided by The New Hampshire Antiquarian Society*)

This small (0.17 acres) park sits on the site where Horace Chase began practicing law in 1821. The land was donated to the New Hampshire Antiquarian Society “to preserve the open space and historical context of the ground.” It is handicapped-accessible.

Town Of Hopkinton
KIMBALL POND RECREATION AREA



NATURAL RESOURCES INVENTORY

(SEE FOLLOWING MAPS)

INTRODUCTION

The natural resources inventory portion of the master plan is a summary of the Village environment that includes our open spaces, watersheds, soil, streams, wetlands, forests, drinking water resources, and our built environment.

SOILS

Many of the soils in the precinct area are sandy with scattered boulders, but wetland soils are also found. Reference may be made to the Merrimack County Soil Survey for specific information on the soils found in the precinct. The survey is available from the Merrimack County office of the USDA Natural Resources Conservation Service in Concord.

SLOPE ANALYSIS

Slope is the ratio of change in vertical elevation in relation to the change in horizontal distance, multiplied by 100 percent. Land with no slope, such as wetlands, and land with steep slopes may not be suitable for any development.

The Hopkinton Master Plan map entitled *Steep Slopes and Scenic Vistas* shows no slopes over 15% in the Village. However, topographic maps do not represent small areas of slope well, and there are steeper areas which are not shown on the map.

SURFACE WATER RESOURCES

The Dolf Brook system originates in the Village and flows into the Contoocook River. Several ponds, wetlands, and smaller streams associated with Dolf Brook are prominent in the Village. The surface water resources within the Precinct serve important functions within our community, including scenic enhancement, wildlife habitat, recreation, drinking water aquifer recharge, and flood control.

PONDS

Kimball Lake and Kimball Pond are discussed in the previous section of this document.

Smith Pond, associated wetlands and the surrounding land, are owned by the Audubon Society of New Hampshire. Smith Pond and its wetlands are the headwaters of the Dolf Brook system. The Pond's outlet flows under Rte 202 into an unnamed pond and wetland complex north of the intersection of Rte 202 and Gage Hill Road. (see page 36)

Frog Pond, located on South Road, just south of Hopkinton Road, is a prominent feature of the village. It is privately owned. The Frog Pond has no obvious outlet. (see page 37)

Beaver Pond (North of junction of Rte 202 and Gage Hill Road) This unnamed pond is shown as open water on some maps and as a complex of wetlands on other maps. It is privately owned. It is fed by Smith Pond, and its outflow crosses under Old Putney Hill and Rte 103. It is part of the Dolf Brook complex of streams, ponds and wetlands. (see page 37)

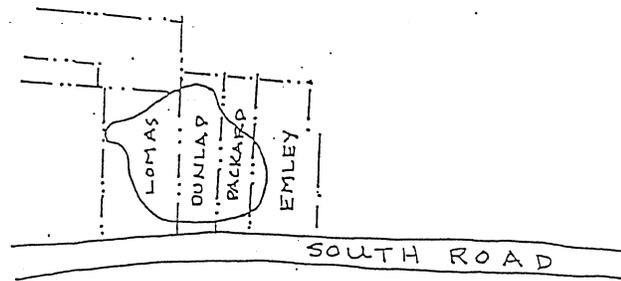
BROOKS

Dolf Brook originates with the Kimball Lake and Smith Pond complexes of brooks and wetlands. The wells which provide the Village's public drinking water are associated with Dolf Brook, just outside the Village bounds, making the brook and its associated wetlands, ponds, tributaries and seasonal streams critical resources for the Village.

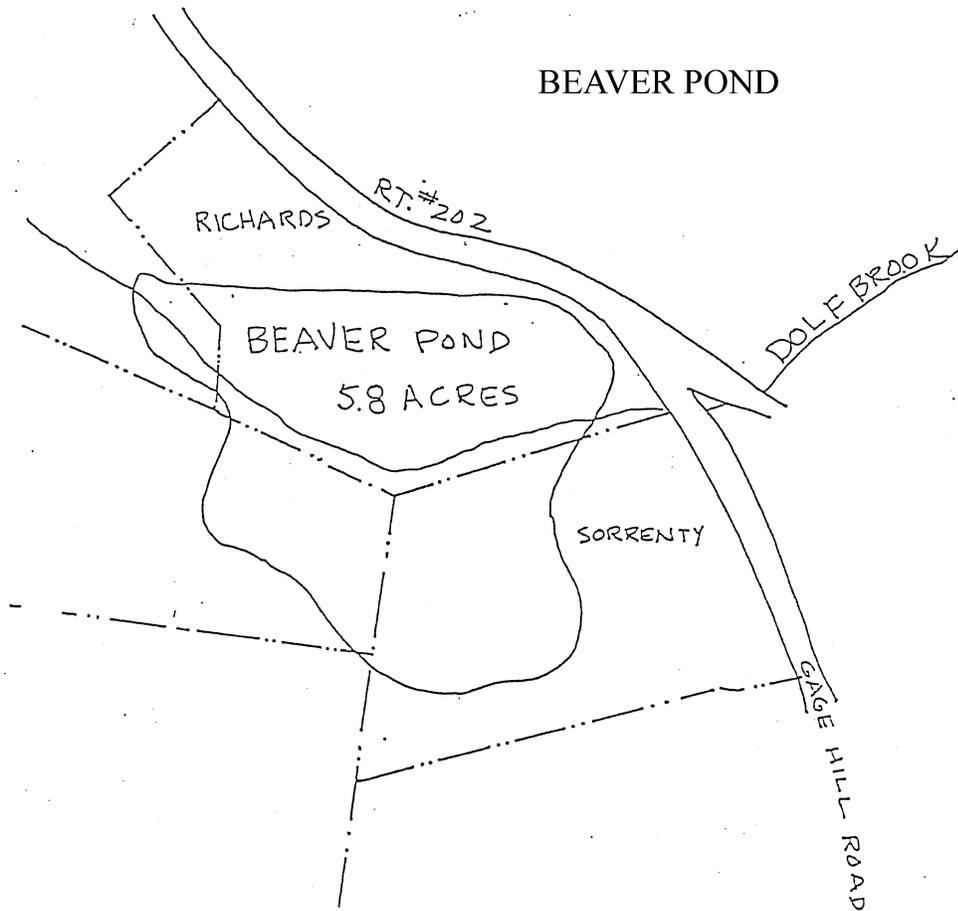
WETLANDS

The Village has a significant number of wetlands which provide significant water quality and wildlife benefits. (see the *Surface Water, Aquifers, Wetlands, and Drinking Water Location Map* for more information in the Town of Hopkinton Master Plan.

FROG POND



BEAVER POND



DRINKING WATER and AQUIFER PROTECTION

The Village's public water supply is recharged through a sand and gravel zone known as a stratified drift aquifer, and shown on the map entitled *Surface Water, Aquifers, Wetlands, and Drinking Water Location Map in the Hopkinton Master Plan*.

The Village supplies water to approximately 215 people with 86 hook-ups via a gravel packed well off of Briar Hill Road. This well is located in a stratified drift aquifer. This aquifer underlies nearly ½ of the total area of the Hopkinton Village Precinct.

The Harold Martin School is serviced by a public water supply within this aquifer. The remainder of the Village residents rely on private wells for their water supply.

WILDLIFE HABITAT

We are fortunate to have a variety of wildlife habitats within the Village: surface waters, wetlands, fields and forests. And we are fortunate to be connected to relatively large unfragmented areas of valuable wildlife habitat in the Beech Hill, Patch Road and Gould Hill areas to the North of I-89, and the Chase Sanctuary, Meadowsend Timberlands and Hopkinton Everett Flood Control Area to the South of I-89. These conditions make it possible for the village to provide habitat for a variety wildlife large and small. Village residents have reported verifiable signs and sightings of wildlife, including a variety of frogs, salamanders, snakes and turtles; fish; fishers, songbirds, waterfowl, herons and turkey; otter, beaver, fox, bobcat, deer, moose and bear.

GREENWAYS and TRAILS

The Village has two public trail systems – the trails at Smith Pond Bog and a portion of the trails at the Hawthorne Town Forest. The section of New Road south of I-89 is also used for walking, skiing and snowshoeing.

Wildlife regularly use the corridors which follow the wetlands, ponds and brooks throughout the village. These relatively uninterrupted corridors provide the protective cover needed by wildlife. Many of the corridors within the Village are privately owned and not protected from future development.

FORESTS

Despite the fact that the Village is primarily a residential area, there is a significant amount of forest land within the Village. Some of the forest land within the Village is actively managed for multiple uses including the harvesting of wood products.

The Old Well Fields property on Old Putney Hill Road, owned by the Village, is believed to contain old growth forest stands. Although these may not be spectacular specimens of large trees, old growth is rare in New Hampshire and valuable as a unique natural community capable of providing unusual wildlife habitat.

AGRICULTURE AND FARMING

There is currently little agriculture or farming use in the Village outside of residential vegetable gardens and chickens raising for home use. Aerial photos show that there may still be some open fields out of sight from the roads.

CONSERVATION LANDS AND OPEN SPACES

Conservation lands have been protected from development through dedication to conservation purposes by conservation organizations or the town or by conservation easements which limit or prohibit development of a property. Town owned lands are often considered protected by virtue of their ownership; however, properties which offer valuable open spaces, regardless of their ownership, will only be safely protected through the use of conservation grants.

In the Hopkinton Village Precinct, lands listed on the GRANIT system as conserved include the following:

<u>Lot</u>	<u>Owner</u>	<u>Location</u>
Smith Pond Bog	Audubon Society of NH	South side of Rte 202
Old Well Fields	Hopkinton Precinct	North side of Old Putney Hill Road
Kimball Pond	Town of Hopkinton	South side of Rollins Road
Kimball Lake	Town of Hopkinton	South Side of Hopkinton Road
Hawthorne Forest	Town of Hopkinton	South Side of Rollins Road

Open spaces are not currently developed but are not been protected from development in any way. The Village has a great proportion of open spaces, which Village residents incorrectly may assume will remain open in the future.

CULTURAL AND HISTORIC RESOURCES INVENTORY

The tangible historic and cultural resources of Hopkinton Village derive particularly from its location at the heart of a prosperous late eighteenth-century New England town. The several roads which intersect at the Village Green contain predominantly pre-1850 single-family residences, some dating as far back as the late 1700s. These include impressive Georgian and Federal-style structures, as well as simpler Cape Cod-style homes.

The section of Main Street east of the Village Green is of particular interest. Unlike the case of many New Hampshire towns which are laid out in a central square, Hopkinton Village parades its notable posterity along both sides of a broad main street. Beginning with the Stanley Tavern, then traveling east past the historic Precinct fire station on the street's south side, the Village boasts a succession of homes set on deep, relatively narrow lots, each typical of its period from the late eighteenth- through the mid-nineteenth century. The north side of the street is similarly imposing with historic residences interspersed among the Hopkinton Town Hall (1874), St. Andrew's Church (1828), the New Hampshire Antiquarian Society's William H. Long Memorial Building (1890), and the Old Hopkinton Cemetery with graves dating to the earliest days of the town's history.

Continuing west beyond the Town Green on Main Street, and north and south along Briar Hill and South Roads, the Village scene is further enhanced by several other historically significant sites and buildings. The Green itself showcases the old Aqueduct Society water fountain, an antique horse trough, the town Christmas tree, the American flag flying from the area's tallest flagpole, and Hopkinton's Civil War Memorial to its fallen sons and daughters. The First Congregational Church, with its Revere bell and three-face clock, has stood across the road since 1789.

The Stanley Tavern is recorded on the New Hampshire State Register of Historic Places, and the William H. Long Memorial Building is listed on the National Register of Historic Places maintained by the United States Department of the Interior's National Park Service. Such recognition entitles these structures to various benefits and protections under the National Historic Preservation Act of 1966. It is likely that other Village structures are eligible for inclusion in one or the other of these registers. There are eight historic markers in the Precinct as shown in the Town of Hopkinton's 2002 Master Plan. The State Office of Preservation has noted that the protection of Hopkinton's Main Street should remain a concern for the Village.

Complementing the Village's tangible resources are the intangible assets contributed by several organizations and institutions. These include the activities of the Harold Martin School, the New Hampshire Antiquarian Society, and the First Congregational and St. Andrew's Churches, as well as administrative and other public functions, including elections, performed at the Hopkinton Town Hall. Kimball Lake provides a natural setting for outdoor recreation and education throughout the year.

SEE ALSO COMMUNITY RESOURCES AND HISTORICAL BACKGROUND

GOALS AND OBJECTIVES

Introduction

The Goals of the Master Plan are based upon the objective of fostering the coordinated and harmonious development of the Village in a manner, which will preserve its "small village" character with its historic, rural and residential atmosphere. This Plan is based upon recognition that the historical, human, cultural, natural, and community resources now existing in the Village are the products of a long period of development. The future growth of the Village should be carefully guided in order to preserve and enhance the many resources the Village has which give a special quality to our local community life. It is the policy of the Master Plan in identifying its Goals to provide for future change with an awareness of the resources listed in the Inventory. The following discussion identifies a number of the more important areas growth and development which may be expected to have impact upon the Village in future years, and suggests some of the more important goals which Village boards, officers and agencies should take into consideration in dealing with these areas of development.

I. Land Use

Goal #1 To preserve the primarily residential nature of the Village.

Implementation:

- Ⓢ Village Ordinances and Regulations should be strictly construed and enforced.

Goal #2 To protect the existing historic streetscape of the Village and in particular the Main Street and central area.

Implementation:

- Ⓢ Give consideration to the possible creation of a special "Historic District" in which changes to the structures would be subject to regulatory oversight to see if the Village property owners would find it acceptable as a way to preserve the Villalge streetscape and property values.
- Ⓢ Support and participate in an advisory Hopkinton Town Heritage Commission.

Goal #3 To manage the rate of growth in the Village.

Implementation:

- Ⓢ Review the Board's existing growth ordinance to determine what changes are necessary to make it enforceable and effective.

Goal #4 To protect open space in the Village.

Implementation:

- Ⓢ Consider revising the Zoning Ordinance to provide for cluster development.

II Housing

Goal #1 To maintain substantially the present housing mix between single and multi family homes.

Implementation:

- Ⓢ Consider proposing a revision of the Zoning Ordinance so that appropriate standards and criteria would have to be met in order to change a single family home to a two-family or multi-family home.

III. Transportation

Goal #1 To improve control of traffic at the intersection of Routes 202/9 and Route 103 at the Village Square, with consideration to be given to a traffic island.

Implementation:

- Ⓢ Develop and carry out, working with the town and state agencies, a revised design on this intersection.

Goal #2 To reduce the speed of traffic through the Village proper, working with town and state agencies.

Implementation:

- Ⓢ Study the use of available methods of controlling speed and pursue implementation with town and state agencies.

Goal #3 To improve and maintain Main Street (including storm drains and crosswalks) while preserving Village's unique character.

Implementation

- Ⓢ Work with town and state agencies to redevelop and implement plan.

Goal #4 To add side walks and bike paths within the Village to encourage use of alternatives to automobile travel.

Ⓞ Work with town and state agencies to develop an implementation plan.

Goal #5 To reduce commercial traffic in the Village by rerouting Rts. 202/9 from the Village onto I-89/93.

Implementation

Ⓞ Develop strategy and plan to convince state and federal agencies to make this change.

IV. Utilities and Public Service

Goal #1 At an appropriate time, to bury electric and telephone lines in the Village Center, and ultimately throughout the Village, in order to minimize interruptions of utility service and to eliminate the visual impact of unsightly lines on historic streetscapes.

Goal #2 To safeguard the quality of the domestic water supply provided by the Village Water Works system and to provide for improvements of this system over a period of time to ensure the continuity of water service throughout the Village during periods of extended power outages.

Implementation:

Encourage arrangements for stand-by pumping capacity at the Village wells, and develop long term program for provision of elevated storage.

V. Community Facilities

Goal #1 To preserve the Historical aspects of the Village.

Implementation:

Preservation and maintain the Long Memorial Building with its extensive collections concerning community history, as well as encouragement for the programs and activities of the New Hampshire Antiquarian Society which maintains the Long Memorial Building. The Old Hopkinton Village Cemetery is also a significant local historic area that deserves extensive study and continued maintenance.

Goal #2 To support continued use of Town hall for Town functions and offices.

VI. Recreational Facilities

Goal #1 To encourage the maintenance and proper use of: Kimball Lake (in conjunction with the Kimball Lake Study Committee which is an agency of the Town of Hopkinton) and Kimball Pond.

Goal #2 To encourage continued up-grading in the support facilities at Kimball Lake and Kimball Pond such as docks, out-buildings, etc.

Goal #3 To encourage the development and maintenance of walking trails in natural areas, such as around Kimball Lake, Kimball Pond and Smith Pond, the latter in conjunction with the New Hampshire Audubon Society which owns the area.

Goal #4 To encourage maintenance of an outdoor skating area during winter at Kimball Lake.

VII. Conservation and Preservation

Goal #1 To encourage ecologically sound use of natural resources, and to discourage development which threatens environmental degradation.

Goal #2 To encourage the identification and protection, and where appropriate, marking and inventorying in a permanent Register of unique and unusual natural resources, as well as historic sites and old roads.

Goal #3 To maintain and preserve water sources and water quality throughout the Village.

Implementation:

Control property development that would threaten the Village aquifer.

Goal #4 To preserve and maintain air quality in the Village.

Goal #5 To protect and encourage proper use of shorelines, wetlands and particularly all slopes abutting major water bodies, i.e. Smith Pond, Kimball Lake, Kimball Ponds #1 and #2, Frog Pond, Dolf Brook and Beaver Pond and to control any development that would threaten the Village aquifer.

Goal #6 To encourage proper maintenance of the Precinct Building as well as all Town-owned buildings within the Village.

Goal #7 To encourage continued maintenance of rural roads and cemeteries within the Village.

Goal #8 To recognize and support the activities of the Hopkinton Village Improvement Society.