



Town of Hopkinton Planning/Building Department

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HOPKINTON ZONING BOARD OF ADJUSTMENT

MINUTES

JUNE 7, 2026

Members present: Chair Daniel Rinden, Jessica Scheinman, Andy Locke, Eric Buck, and Kristen Cummings. Staff present: Planning Director Karen Robertson.

I. Call to Order/Roll Call.

The meeting of the Zoning Board of Adjustment was called to order at 5:30 PM in the Hopkinton Town Hall by Chair Dan Rinden, who welcomed attendees and explained that, due to the absence of one Board member, the hearing would proceed with a four-member Board unless the applicant requested a postponement. The applicant elected to proceed. Chair Rinden then outlined the hearing procedures, whereby the applicants would present their proposals and address the applicable criteria, followed by comments from abutters and subsequent Board deliberation.

II. Applications.

#2026-5 John Pyteraf (Applicant), Hopkinton State Fair Association (Owner)

Request for a Special Use Permit to hold a non-fair event at the Hopkinton Fairgrounds known as the **2X Monster Trucks Live Show**, to be operated by Bleu Events, LLC on August 8, 2026, and pursuant to Section 3.8 of the Hopkinton Zoning Ordinance. The subject property is located at 392 Kearsarge Avenue, Tax Map 222, Lots 57.2, 59, 60, 61, and 79, in the R-1 District. ([Application \(3\) Events](#)) ([Section 3.8](#))

Marcia Brown, attorney with NH Brown Law, appeared on behalf of the Hopkinton State Fair Association. She was accompanied by Deborah Curtis, President of the Association's Board of Directors, and John Peteroff.

Attorney Brown explained that the application was for a Special Use Permit to allow the 2X Monster Trucks Live Show as a non-fair event at the Hopkinton State Fairgrounds.

Two shows are proposed for August 8, one at noon and the second at 6:00 p.m. Gates for the noon show will open at 10:00 a.m., and gates for the evening show will open at 4:00 p.m. The evening show is anticipated to conclude at approximately 8:00 p.m. A maximum of approximately 2,300 tickets will be sold for each show.

Blue Events, LLC will be responsible for management and operation of the event, including traffic control, parking, admissions, staffing, security and other event-related operations. The operator will maintain an on-site presence throughout the event.

Setup will occur on August 6 and 7, with breakdown occurring on August 9. Parking will primarily utilize the blue parking lot, with the event area located around the horse show

Subject to review and approval.

rings and grandstand. Concrete barriers and dirt mounds will be strategically placed for spectator protection. Existing bathroom facilities will be available, and the Fair Association will be responsible for trash removal from the grandstand and food areas.

Attorney Brown reviewed the Special Use Permit criteria and stated that the proposed event is consistent with entertainment and motorsports activities allowed within the Fair Overlay District. She stated that similar monster truck events have previously occurred at the Fairgrounds as part of the annual fair without known significant problems.

The applicant stated that procedures would be in place to address accidental spills involving fuel, oil or hydraulic fluids and that the Police and Fire Departments would be consulted regarding public safety and emergency services.

Regarding neighborhood impacts, Attorney Brown stated that the event would not involve permanent construction or alterations to the Fairgrounds and was not anticipated to adversely affect neighboring property values or change the character of the area. Traffic and pedestrian safety would be managed by the event operator in coordination with the Fair Association and appropriate municipal departments.

The applicant stated that the event would not create an excessive demand on municipal services. Police and fire details associated with the event would be similar to those used for other large events at the Fairgrounds. No alteration of terrain is proposed; therefore, no increase in stormwater runoff is anticipated.

The applicant further stated that the Fairgrounds are an appropriate location for the proposed event because the property is designed and regularly used for large public gatherings.

The Board asked whether the proposed attendance of 2,300 persons per show was comparable to previous monster truck events. The applicant stated that the grandstand contains approximately 2,500 seats and that the proposed ticket limit is consistent with the capacity previously used for the event. Attendance at the annual State Fair is substantially greater.

The Board confirmed that setup would occur over two days and that Blue Events, LLC would be responsible for event security.

The Board also asked about Blue Events, LLC's prior experience at the Fairgrounds. The applicant stated that the company had previously conducted monster truck events at the Hopkinton State Fair and participates in similar events at fairs throughout the region. No previous problems with the operator were identified.

Julie Hooker Fuller, 293 Kearsarge Avenue, addressed the Board. Ms. Fuller stated that she was not opposed to the application but attended to better understand the proposed event and the approval process for non-fair events at the Fairgrounds.

She noted that nearby residents experience noise and traffic associated with Fairgrounds events, including monster trucks and demolition derbies, but acknowledged that such impacts are expected during major events. She asked whether approval would

establish an ongoing authorization or whether future events would continue to require Board review.

Ms. Fuller expressed general support for the Fairgrounds generating additional revenue through non-fair events while noting that traffic and noise remain concerns for nearby residents. She also commented positively on traffic-routing measures that reduce traffic impacts along Kearsarge Avenue.

The Board closed public testimony and deliberated.

Board members agreed that the application satisfied the Special Use Permit criteria contained in the Zoning Ordinance. Members noted that the proposed event is similar to activities previously conducted during the Hopkinton State Fair and found the proposal to be appropriate for the Fairgrounds.

MOTION made by Andrew Locke, seconded by Jessica Scheinman, to APPROVE the application for a Special Use Permit to hold a non-fair event at the Hopkinton Fairgrounds, known as the **2X Monster Trucks Live Show** on August 8, 2026. Motion carried in the affirmative by roll call vote of Locke, Scheinman, Price, and Rinden (4-0).

FINDINGS OF FACTS: The Board found that the proposed 2X Monster Trucks Live Show is consistent with entertainment and motorsports activities previously conducted at the Hopkinton Fairgrounds and that the Fairgrounds are designed and regularly used to accommodate large public gatherings. Attendance will be limited to approximately 2,300 persons per show, consistent with the capacity of the grandstand. Bleu Events, LLC will be responsible for event operations, including parking, traffic control, security, staffing, and admissions, with police and fire services coordinated as necessary. The event will utilize existing Fairgrounds facilities, will not involve permanent construction or alteration of the terrain, and measures will be provided for spectator safety and accidental spills. While the Board considered testimony regarding potential noise and traffic impacts on nearby residents, it found that the proposed event is similar to activities historically conducted at the Fairgrounds and is not anticipated to adversely affect surrounding properties or create an excessive demand on municipal services. Based on the application and testimony presented, the Board found that the proposal satisfies the applicable Special Use Permit criteria of Section 3.8 of the Zoning Ordinance.

#2026-6 John Pyteraf (Applicant), Hopkinton State Fair Association (Owner)

Request for a Special Use Permit to hold a non-fair event at the Hopkinton Fairgrounds, known as the **Brimfield Craft and Antique Show**, to be operated by Brimfield Antique Shows, LLC on October 3 and 4, 2026, and pursuant to Section 3.8 of the Hopkinton Zoning Ordinance. The subject property is located at 392 Kearsarge Avenue, Tax Map 222, Lots 57.2, 59, 60, 61, and 79, in the R-1 District.

Attorney Brown continued to represent the Hopkinton State Fair Association.

She explained that the Brimfield Craft and Antique Show is a non-fair event that has previously been held at the Fairgrounds. Attendance at the previous event was approximately 8,000 people over two days, with attendance affected by rain. The

applicant stated that typical attendance could reach approximately 10,000 to 12,000 over the course of the event.

For comparison, representatives stated that the annual Hopkinton State Fair attracts approximately 60,000 to 70,000 people over five days.

The applicant stated that the Brimfield event is substantially quieter than the monster truck event. Police and Fire Departments would be consulted regarding traffic, pedestrian safety and emergency services. Brimfield personnel would be responsible for parking and traffic operations.

The applicant stated that previous Brimfield events had not resulted in known significant problems. No adverse effect on neighboring property values was anticipated, and information submitted with the application included property assessment information intended to address that criterion.

The applicant further stated that the event would not create an excessive demand on municipal services, would not affect schools, and would not require additional municipal water or sewer infrastructure. No alteration of terrain is proposed; therefore, no additional stormwater impacts are anticipated.

The applicant stated that the Fairgrounds are an appropriate location for the event because they are designed to accommodate large gatherings. The Special Use Permit is required because anticipated attendance exceeds 1,000 persons per day.

The Board discussed the previous Brimfield event and why it had occurred without prior ZBA approval. It was explained that the event operator had begun advertising the event before the required municipal approval process had been identified. The Fair Association stated that it is now aware of the requirements of Section 3.8 and intends to submit future qualifying non-fair events for the required review.

The Board discussed the possibility of grouping known events into applications in advance when practical.

Following discussion, the Board found no significant concerns regarding the proposed event.

MOTION made by Jessica Scheinman, seconded by Jeff Price, to APPROVE the application for a Special Use Permit to hold a non-fair event at the Hopkinton Fairgrounds, known as the **Brimfield Craft and Antique Show**, on October 3 and 4, 2026. Motion carried in the affirmative by roll call vote of Locke, Scheinman, Price, and Rinden (4-0).

FINDINGS OF FACTS: The Board found that the Brimfield Craft and Antique Show has previously been held at the Hopkinton Fairgrounds and is anticipated to exceed 1,000 persons per day, requiring a Special Use Permit pursuant to Section 3.8 of the Zoning Ordinance. The Fairgrounds are designed to accommodate large gatherings and provide adequate space for the proposed event, including parking and traffic operations to be managed by Brimfield personnel. Police and Fire Departments will be consulted regarding

traffic, pedestrian safety, and emergency services. Based on the prior operation of the event and the testimony and materials presented, the Board found that the event is not anticipated to adversely affect neighboring properties, create an excessive demand on municipal services, or result in additional stormwater impacts, and that the Fairgrounds are an appropriate location for the proposed event.

#2026-7 John Pyteraf (Applicant), Hopkinton State Fair Association (Owner)

Request for a Special Use Permit to hold the following non-fair events at the Hopkinton Fairgrounds: **the Hopkinton XC Festival** on October 10, 2026, **NH JV State Meet** on October 23, 2026, **NH Middle School State Meet** on October 24, 2026, **NH High School Meet of Champions** on November 7, 2026, and the **USATF New England Junior Olympic Championship** on November 15, 2026. All events are to be operated by the Hopkinton Runner's Society and pursuant to Section 3.8 of the Hopkinton Zoning Ordinance. The subject property is located at 392 Kearsarge Avenue, Tax Map 222, Lots 57.2, 59, 60, 61, and 79, in the R-1 District.

The Board next considered the application for several cross-country events to be held at the Hopkinton State Fairgrounds pursuant to Section 3.8 of the Zoning Ordinance.

The events identified during the hearing included:

Hopkinton Cross Country Festival – October 10, 2026;
New Hampshire JV State Meet – October 23, 2026;
New Hampshire Middle School State Meet – October 24, 2026;
New Hampshire High School Meet of Champions – November 7, 2026; and
USATF New England Junior Olympic Championship – November 15, 2026.

The applicant explained that the cross-country events have been held at the Fairgrounds previously and are organized locally. Attendance is anticipated to exceed 1,000 persons for the qualifying events, requiring review under Section 3.8.

The applicant stated that police and fire arrangements have been successfully coordinated for previous events. Noise is generally limited to spectators cheering, and no adverse impacts to property values or excessive demands upon municipal services were anticipated.

The Fairgrounds provide substantial parking for buses and spectators, bathroom facilities and sufficient property for the cross-country course. The course utilizes areas in and around the blue parking lot and surrounding portions of the Fairgrounds.

The applicant stated that the Fairgrounds have become a well-regarded location for cross-country competition and that the events serve schools and youth athletic programs throughout the state and region.

The Board discussed parking and the course layout. The applicant stated that parking fees may be collected for certain events and that local organizations assist with some event operations.

The Board determined that the proposed use was appropriate for the Fairgrounds and satisfied the applicable criteria.

MOTION made by Jeff Price, seconded by Andy Locke, to APPROVE the application for a Special Use Permit to permit to hold the following non-fair events at the Hopkinton Fairgrounds: **the Hopkinton XC Festival** on October 10, 2026, **NH JV State Meet** on October 23, 2026, **NH Middle School State Meet** on October 24, 2026, **NH High School Meet of Champions** on November 7, 2026, and the **USATF New England Junior Olympic Championship** on November 15, 2026. Motion carried in the affirmative by roll call vote of Locke, Scheinman, Price, and Rinden (4-0).

FINDINGS OF FACTS: The Board found that cross-country events have previously been held at the Hopkinton Fairgrounds and are anticipated to exceed 1,000 persons, requiring a Special Use Permit pursuant to Section 3.8 of the Zoning Ordinance. The Fairgrounds provide adequate space and facilities for the events, including the cross-country course, parking for buses and spectators, and restroom facilities. Police and fire arrangements have been successfully coordinated for prior events, and anticipated noise is generally limited to spectators attending the competitions. Based on the nature and history of the events, the available facilities, and the testimony presented, the Board found that the events would not create an excessive demand on municipal services or adversely affect surrounding properties and that the Hopkinton Fairgrounds are an appropriate location for the proposed events.

III. Review the Minutes and Notice of Decision of May 5, 2026.

The Board reviewed the minutes and Notice of Decision of the May 5, 2026 meeting.

No additions, deletions or changes were identified.

The vote to approve the minutes was unanimous (4-0).

IV. Other Business.

The Board briefly discussed the anticipated August meeting and member availability. Due to scheduling and vacation conflicts, the regular August meeting date may need to be changed. Ms. Robertson indicated that member availability would be reviewed and a meeting date coordinated if necessary.

V. Adjournment.

There being no further business, Chair Rinden declared the meeting adjourned at 6:12 PM. The next scheduled meeting is at 5:30 PM on Tuesday, August 4, 2026, in the Hopkinton Town Hall.

Karen Robertson
Planning Director

Ordinance §14.9 "Representations made at the public hearing or material submitted to the Zoning Board of Adjustment by an applicant shall be deemed conditions of any approval."