

Town of Hopkinton
Land Use Planning Committee
Meeting Notes
March 2, 2005

Present: Eric Sonnett, Stewart Cowart, John Coolidge, Larry Faiman, Andy Branz, Brian Morisson, Ed Beckett, Dave Stoldt, Finley Perry, Elaine Lazarus, Bob Bushway, Tom Ryder.

Mavis O'Leary, Bob Provencher, Lisa Jackson, Bill McCarthy, Bob Falcione

1. Minutes of February 22, 2005 approved
2. Presentation from Bob Bushway on 61A issues. The Committee requested additional information:
 - Exactly which parcels (how much) of the offering is in 61A
 - What is the value of the parcels being offered
 - What exactly would be the roll back taxes due
3. Presentation from Elaine Lazarus of the various soils, wetlands, open space, water resources, and aerial photography mappings that are in the possession of the Planning Board. The Committee requested a memo from Ms. Lazarus discussing her professional insights as to the developability, and the various uses to which the land might be put, with added commentary as to desirable and undesirable outcomes.
4. Memo from Larry Faiman on various legal issues was distributed to the Committee.
5. A free-form brain-storming session to get out some of the larger issues:
 - Two Prime Goals reiterated and affirmed – Revenue Positive and Enhanced Hopkinton Lifestyle.
 - Desire for Masterplanned development – two possibilities:
 - a. town buys the property by activating 61A rights and contracts for plan.
 - b. town enters into public/private partnership with developer who contracts for plan.
 - Opportunity options:
 - a. Outright purchase
 - b. Partial purchase
 - c. Partner with developer
 - d. Take option from the owner – Fund the owners' immediate cash needs through agreement prior to March 15th

- Elements of thinking needing further resolution:
 - a. 40R opportunity as part of master planning
 - b. Concept of Redevelopment Authority as entity through which to own land, and manage master planning.

- Elements to be included in any master plan:
 - a. infrastructure needs (water, sewer, public safety, school, etc.)
 - b. open space and recreation.
 - c. diversity of housing opportunities.
 - d. commercial amenities.

6. Next meeting scheduled for Wednesday, March 9th at 7:30 AM in Town Hall 211.

Respectfully submitted,

Finley H. Perry, Jr.
Chairman