

Town of Hopkinton
Land Use Planning Committee
Meeting Notes
March 24, 2005

Present: Eric Sonnett, Stuart Cowart, John Coolidge, Larry Faiman, Andy Branz, Brian Morrison, Ed Beckett, Finley Perry, Mavis O'Leary, Liisa Jackson, Brandon Kibbee of the Sudbury Valley Trustees, Chris Rodstom of the Trustees of Reservations, Robert Falcione, Tom Ryder, and several neighbors and interested parties

1. Minutes of March 9, 2005 approved.
2. Events of the week update: Nothing new to report.
3. Create a Common Understanding
 - Mr. Cowart presented an amortization chart developed with input from the Town Treasurer which showed for each \$ 10 million borrowed for a twenty year term the average impact on the tax rate is 27 cents.
 - Mr. Coolidge and others led a discussion on the experience of public/private partnerships in land development matters. The MacLean Hospital project in Belmont being a notable (and successful example).
 - Mr. Beckett presented a map showing all the Mezitt property in the offering as being currently under the 61A exemption. The Spengler property in the offering is not.
 - Memo received from Town Counsel on the matters of assigning 61A rights, and on exercising 61A rights within a time frame of 120 days.
 - Memo received from Mavis O'Leary outlining issues to consider in developing the "southern" parcel.
4. Presentations from Chris Rodstom of the Trustees of Reservations and Brandon Kibbe of the Sudbury Valley Trustees on the roles that their organizations might play in planning and actuating development with protection for important open space. Of note:
 - Either Trustees organization can bring sophistication and experience to a negotiation and planning process.
 - Both can be an entity to receive a conservation restriction or dedicated open space.
 - Neither can be thought of as a source of funding per se, though both represent significant fund-raising engines, and may be able to function in that role to raise private capital for a project.
 - A big project for them in terms of dollars is less than \$ 10 million

5. Community Opportunities Group, Inc. proposal for financial modeling and RFI writing services accepted for expenditure up to the “legal limit” (meaning we need to respect the public bidding requirements of the law). Messrs. Sonnett, Cowart, and Coolidge will sort out the sources of available funds.

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

Respectfully submitted,

Finley H. Perry, Jr.
Chairman