

**Town of Hopkinton
Land Use Planning Committee
Meeting Notes**

September 14, 2005

Present: Andy Branz, Nancy Peters, Dave Stoldt, Brian Morrison, Mavis O'Leary, Liisa Jackson, John Coolidge, Eric Sonnett, Finley Perry.
Larry Faiman, Judi Barrett

Charles Gaffney, Sara Hines, Jeff Furber, Gail Clifford, Julia Linnell, Michael Kennedy

1. Minutes of August 10th approved. Minutes of August 10th Executive Session approved.
2. Discussion of process and responders presentations. Comment from Judi Barrett on 61A issues, and on the kinds of opportunity available to the town. To wit: the Town has open space and infrastructure needs, but it also has revenue needs. Be careful not to rush into a decision on disposition, but, at the same time, be thinking about what we want to save on the property. The nuances of thought as to outcomes remain thick. Round table comments on individual choices of entities from whom to hear more. The list includes:
 - Green, Karp, Fischman
 - Erickson Retirement Communities
 - KSS Realty Partners
 - N-Star
3. Two groups of members will tackle on the one hand – interviewing the four listed above on the financial components of their proposals, and on the other, interviewing planning officials in the communities in which the three developers have worked. Group one (business plan) will include Andy Branz, Dave Stoldt, Stuart Cowart, and Fin Perry. Group two (planning official references) will include John Coolidge, Liisa Jackson, and Brian Morrison. All follow-up interviews to be completed by October 1st.
4. Decision made to travel to Plymouth to tour the Pine Hills with Tony Green. Visit scheduled for September 21st at 9:30 .
5. Discussion of financial models for development as produced by Community Opportunities Group. Difficulties acknowledged of aligning all the work into comparative charts, of predicting “cash flow” other than on a complete-development-in year-one basis, and of modeling out beyond ten years, if that.

6. Terry property sale reviewed. Elaine Lazarus to be asked for "ideal plan" memo. Judi Barrett to produce a map showing wetlands, vegetation, and endangered species overlays. F. Perry to follow-up with the buyer.

7. Next meeting scheduled for September 28th at Town Hall at 7:30 AM

Respectfully Submitted,

Finley Perry
Chairman