

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

**November 10, 2005**

Present: Stuart Cowart, Andy Branz, Brian Morrison, Mavis O'Leary, Liisa Jackson, Eric Sonnett, Finley Perry.  
Larry Faiman, Judi Barrett

Jeff Furber, Michael Kennedy, John Knowles, Gail Clifford, Sara Hines, Doug Savitch, John Mitchell (farmer)

1. Minutes of October 26th approved.
2. No new report from the reference gathering group.
3. Report on finance group's meeting with N-Star (Stuart to circulate his notes).
4. From 10/26 meeting: Health Department to look into the public record on 21E issues. No report as yet.
5. Discussion with Town Counsel:
  - Counsel to review issues raised in Dave Stoldt's memo (procurement, state funding of agricultural land, 21E issues, etc.), and to circulate opinion memo.
  - Discussion of Counsel's opinion that Town Meeting must be held within the 120-daytime frame if exercising the 61A option is contemplated.
  - Discussion of EDIC formation. Counsel to finalize Town Meeting Article with advice from Judi Barrett.
6. Discussion of grant received by MAPC to facilitate regional responsiveness to the Weston sale.
7. Discussion around presentation to the town:
  - Decision NOT to present as discussed at last meeting at this time.
  - Instead, an update for the Selectmen and town boards and committees will be presented at a Quarterly meeting to be scheduled for December 13<sup>th</sup>
  - A key component of the update will be a demonstration of the Model prepared by Ms. Barrett showing the financial implications of differing sale price points and development scenarios. Messrs. Morrison, Cowart, and Perry to work with Ms. Barrett on this component.

8. Terry property discussion:
  - Judi Barrett presented financial modeling report.
  - Motion – Mr. Branz, 2<sup>nd</sup> – Mr. Cowart, to advise the Board of Selectmen that, at \$8M, we recommend that the Board of Selectmen NOT exercise the Town's rights under Chapter 61, but ask that the Board of Selectmen reserve the Town's rights to review the deal again, should there be any material change in the offer or its terms. Affirmative Vote was unanimous with Eric Sonnett Abstaining.
  - Stuart Cowart will present our recommendation to the Selectmen on November 15<sup>th</sup>.
  
9. Next meeting scheduled for November 30<sup>th</sup> at Town Hall at 7:30 AM

Respectfully Submitted,

Finley Perry  
Chairman