

**Hopkinton Land Use Study Committee**  
**Meeting Notes**  
**MARCH 27, 2007**

Present: Mavis O'Leary, Eric Sonnett, Muriel Kramer, John Coolidge, Andy Branz, Rebecca Robak, Stuart Cowart, Finley Perry.

Tony Troiano

Matt Zettek, Ken Weismantel, Lynn Branscomb, Wayne Mezitt, Julia Linnell, Brian Herr, Gail Clifford, Jeff Furber, Julia Linnell

1. Discussion of Sasaki "charrette" scheduled for Saturday, March 31<sup>st</sup>. Limited Planning Board participation is anticipated. Good opportunity to resolve some of the issues that have come up in the house parties and public forums over the last six weeks, and an opportunity to inform the final report delivered to the Zoning Advisory Committee for next steps.
2. Round table of comments from members of the LUSC on how they see things with respect to the WN land sale:
  - Mr. Cowart: Struggling with exactly what is the right outcome. Easiest to keep it open, but is that the best outcome? What does "large" open space look like? Is TPL a strong enough player to be in the game? Is development coordinated by TPL cohesive enough? What are the magnitude and timing of impacts?
  - Mr. Sonnett: If we buy what happens under EO 183? Would like to see school population projections laid along side a development time-line and density estimates. Our right to buy, and the TPL option provides the town with tremendous leverage. So far not impressed with TPL – they need to bring us a strong partner. Time will tell.
  - Mr. Coolidge: Development is inevitable. The Town needs to control for the best outcome. Dubious about the "buy and figure out what to do with the property" option – the Town is just not good at that. Questions whether the town could do better than a developer or TPL. Sees a variety of scenarios.
  - Ms. Robak: Hard to tell what the impact on schools will be. No numbers of units given yet, nor projected occupancies. TPL sounds like a better option so far from standpoint of getting land for school or other town purposes. As a town, we are good at deciding to buy property. We're not good at agreeing on what to do with it. Doesn't think we can afford to buy WN and hold it as open space. All in all, and understanding that development is likely, more comfortable with TPL having the rights.
  - Ms. O'Leary: Open space is very important in this town, but questions, should the sale parcels all be open? Knowing that development is inevitable, residential should be balanced with commercial. Thinks people are most comfortable with the TPL option. Thinks the TPL option will provide more control and less development. Doubts that the town has the ability to buy and manage the land.
  - Ms. Kramer: Trust among town's people is a major issue. The current mode of issue advocacy doesn't allow for give and take or compromise. Town ownership of the land is a problem due to EO 183 and the town's inability to manage property. TPL is the best option – it lets us choose

what open space we get. Not worried that we will not have specifics from Boulder and TPL. Would like to create an atmosphere wherein developers could be perceived as and find ways to be better citizens. At the end of the day, the will of the town must be accepted. The business of dissatisfied minority interests revisiting town-wide decisions is unproductive and a negative force. Likes the notion of using zoning as a tool rather than a weapon. Sasaki process can open the town's eyes to opportunities (new or improved transportation corridors, for example). Note: Protect the existing women's shelter.

- Mr. Branz: Still waiting for more information. Recognizes that our ultimate decision will be made on the basis of imperfect information. How much will the TPL option cost the town? If "too much", why buy? It's important to take advantage of present leverage to secure commitments. We should check references on Boulder and TPL partners. The town political environment will prevent purchase by the town.
- Audience: Mr. Weismantel: Take the long view – thirty years. Protect well site at southern end. Mr. Zettek: Look to meet municipal needs. Keep Weston Nurseries viable.

3. Next meeting scheduled for Tuesday, April 3, at 7:30 AM

Respectfully submitted,

Finley H. Perry, Jr. Chairman