

Master Plan Committee

Town of Hopkinton
Tuesday, February 15, 2005 – 7:30PM
Hopkinton Town Hall- rm 211

Members present: David Adelman, Julie Burke, Ken Clark, Pam Duffy, Gail Fallon, Russ Greve, Muriel Kramer, Roger Mezitt, Trish Perry, George Reimann, and Karen Adelman, Secretary.

Associate members present: Jack Speranza. **Audience Guest:** High School Student

Members Absent: Carol DeVue, Ally Hughes, William Shaw, James Sturbenz.

Guest Speakers: John Coolidge, Chairman, Open Space Committee and Planning Board, Bob Bushway, Assistant Assessor, Fin Perry, Revenue Enhancement Committee, Tim Kilduff, Chamber of Commerce

Bob Bushway, Assistant Assessor, clarified the relationship of development to tax income, using the example of a residential unit and a commercial unit. He explained that our tax income is limited to base, plus prop 2 ½, plus new growth. The way that commercial growth helps is with the new growth, and by sometimes reducing the burden on the residential customer. Commercial tax assessment is based on the value of the property plus building, market value. A several story building has a larger tax value than a single story building on the same size property, no matter what type of business in the building or how successful.

Fin Perry, of the Revenue Enhancement, summarized the reasoning behind the push to upgrade business development. He noted that in the past, Commercial property was responsible for 25%-30% of tax revenue versus about 70% for residential. Now residential is paying about 80-85% and they are beginning to see signs of a revenue revolt, i.e. the defeat of the override in 2004, among other events. They began to study what could be done to upgrade business development. Fin used the wall map to clarify existing versus possible future redevelopment of existing space to enhance revenue. Options for expanding along Rt 495, Lumber Street, the Weston Nurseries property, etc, with some of the pros and cons to each option. He mentioned the importance in defining the types of development desired, creative planning, and considering all perspectives.

John Coolidge, provided comments and clarification from the perspective of the Open Space Committee and the Planning Board, defining the process and the problems.

Members of the Master Plan Committee were then asked for their questions, comments and concerns. Tim Kilduff suggested the committee should think regionally, especially concerning towns that are abutters to Hopkinton, and Roger Mezitt spoke of considering other perspectives and the problems which may arise. There was a short discussion.

The student guest from the high school asked for a summary of the purpose of this meeting with the three speaking guests; Muriel Kramer and Trish Perry responded.

Chamber of Commerce: Tim Kilduff gave an overview of the Chamber and its purpose. The Chamber is fairly new, comprised of business owners in town, monitoring and advocating on behalf of business. Regarding the Master Plan, the Chamber is interested in the implementation aspect, and Mr. Kilduff complimented Muriel and Pam on the presentation made to the Chamber at their meeting. Muriel and Pam reported on their experience of meeting with the Chamber. They were able to update the group concerning the Master Plan Committee mission. Jack Speranza then spoke of his experience starting a new business, and commented from the perspective of a new business coming into town and the difficulties encountered.

Pam Duffy and Trish Perry distributed copies of the survey results to each sub-committee. Muriel suggested that they get the focus suggestions to Carol DeVeuve.

Muriel then noted that David Adelman had questioned if the focus groups in May might be a little late, and she suggested the possibility of a public meeting in March. There followed a discussion of publicity, creating interest, producing survey information, sorting and presenting.

The Committee approved the minutes of the last meeting, and a copy will be sent to Elaine Lazarus by the secretary. Meeting adjourned at 9:45PM. The next meeting will be March 1, 2005, 7:30PM

Karen Adelman, Secretary

Approved: April 12, 2005