

HOPKINTON PLANNING BOARD

Wednesday, January 24, 2007 7:30 PM
Fire Station Meeting Room

MINUTES

PRESENT:

PLANNING BOARD: R.J. Dourney, Vice Chairman, Scott Aghababian, Sandy K. Altamura, John H. Coolidge (also a member of the Land Use Study Committee), Jaime Goncalves, Joe Markey, Claire Wright

LAND USE STUDY COMMITTEE: Finley Perry, Chairman, Andy Branz, Mavis O'Leary, Rebecca Robak, Eric Sonnett

CIVIC ENGAGEMENT COMMITTEE: Trish Perry, Chairman, Christina Coffey, George Donovan, Stephen Rathmill

1. East Hopkinton Master Plan

Fred Merrill, James Miner, Elizabeth Sargent, Andy McClurg and Ken Goulding, Sasaki Associates, Inc., and Tom Lavash, Economic Research Associates, were present. Mr. Merrill stated that they have prepared a presentation for people to comment on in preparation for the official kick-off meeting scheduled for Feb. 1. He stated that Hopkinton needs to think hard about the future. He noted that Weston Nurseries is a major opportunity the Town needs to seize and wrestle with. He stated it is likely that the Town will need some kind of overlay district there to accomplish what it wants. He stated it seems like given the information they have reviewed over the last several months, they have a handle on what the Town wants and it needs to be pulled together.

The presentation first showed an overview of the East Hopkinton Master Plan study area, then reviewed the purpose and goals for the study. It was noted that land use should be focused on a sustainable future, economically, socially and environmentally. Goals and outcomes of previous planning initiatives, such as Voices for Vision, were reviewed. The presentation then covered the context and analyses for the region and local area, including residential growth, retail "leakage", and traffic. It was stated that new development should not create new types of traffic that the Town isn't used to, and the capacity of the Main St./Grove St./Cedar St. intersection is the issue, not the capacity of the roadways at the present time. Results of interviews with various stakeholders, including local organizations and large land owners, was reviewed.

Possible land use scenarios/ideas were then described:

- A. Lose Green – No change in zoning; buildout with single family homes. The model showed net annual negative revenue projections for the future.
- B. Buy Green – Purchase most or all of the undeveloped land in the study area.
- C. Grow Green – Development over time in a way that meets the Town's goals: Three Grow Green scenarios with varying amounts of commercial, research & development and residential uses were described. Revenues from each scenario would be neutral or positive.

Margo Roman, 8 Wescott Dr., cited energy and sustainable development concerns and advocated use of alternative energy, including a possible wind farm at the top of the hill near the NStar facility at Weston Nurseries.

Comments on the presentation included a request to condense some of the analysis. Ms. Robak asked that a scenario for Weston Nurseries involving working with a land trust to preserve over half of the property and developing about 700 housing units, as discussed by Trust for Public Land, should be included.

Roy McDowell, Boulder Capital LLC, stated that if the Town worked with the developer, the open space would not cost the Town anything, and the area could be a community asset.

Adjourned: 10:00 PM

Elaine C. Lazarus, Planning Director

Approved: February 12, 2007