

HOPKINTON PLANNING BOARD

Monday, April 9, 2007 7:30 PM
Hopkinton Town Hall

MINUTES

PRESENT: Mark Abate, Chairman, R.J. Dourney, Vice Chairman, Sandy K. Altamura, Jaime Goncalves, Joe Markey, Claire Wright

.....Elaine C. Lazarus, Planning Director

.....Anna Rafuse, Secretary

1. Deneen Scarlata Family Subdivision

It was stated that the developer has decided to provide the required performance guarantee by way of a Tri-party Agreement between the Town, Middlesex Savings Bank, and the developer. It was noted that the Board had set the \$108,060.00 amount at a previous meeting. The Board voted unanimously to sign the Agreement.

2. Administrative Business

The Board voted 5 in favor with Mr. Dourney abstaining to approve the Minutes of March 26, 2007.

Mr. Abate left the Board at this time.

3. Sylvan Way

Mr. Dourney stated the Board has submitted an article to Town Meeting to accept Sylvan Way as a public way. Ms. Lazarus stated the Board of Selectmen (BOS) are holding a public hearing regarding the acceptance of Sylvan Way and would like feedback from the Board. Ms. Wright asked if the cape cod berm had been repaired. Mr. Abate, speaking as an abutter and not as a member of the Board, replied that parts of the berm were replaced in the cul-de-sac but there are other portions that have been damaged by construction vehicles. Mr. Goncalves stated that asphalt berms do not hold up as well as concrete or granite curbs and they should be repaired as needed.

Mary Pratt, 102 Fruit Street, stated a ¼ inch of pavement was not put down during the finish coat. She stated it should be addressed with Fay, Spofford and Thorndike.

Brian Herr, 31 Elizabeth Road, stated tire tracks can be seen on the berms but they are more durable once they have cured.

Mr. Dourney stated he would like to see the berms touched up and recommended that J.T. Gaucher, DPW Director, work with the developer to identify and replace the damaged sections.

Ms. Wright asked about the electrical box and if it had been fixed. Mr. Abate stated the box is still not properly lined up.

The Board voted unanimously to endorse the letter Mr. Gaucher sent the BOS as items that needed to be addressed before the Town takes responsibility for the roadway, plus the following items:

1. A representative of the DPW should walk the roadway with the developer and determine whether any sections of the berm should be repaired or replaced,
2. Two electrical boxes in front of house #8 are at odd angles and should be fixed if improperly installed.

Mr. Abate returned to the Board at this time.

4. East Hopkinton Master Plan – Sasaki Associates, Inc.

Fred Merrill, Sasaki Associates, Inc., and Glenn Garber, consultant to Sasaki Associates, Inc., appeared before the Board. Mr. Merrill stated approximately 100 people attended the public information session on March 31st. He stated there was a strong consensus among the attendees that they really want the Town to be in control of what happens to large land parcels, especially Weston Nurseries. He stated the major concerns of the people were: water resources protection; open space preservation; neutral or positive fiscal impact; diverse housing options, including affordable; control over the outcome; limited traffic impacts; and being a model for global sustainability. He stated people are interested in seeing good stormwater management systems, the use of pervious material, creation of jobs, alternative energy sources, agricultural uses, and cultural heritage protection. Mr. Markey stated out of the 100 people that attended the information session, there were a lot of new faces along with the people that had been regularly attending. He stated during the working sessions, people were assigned to tables randomly to mix up the conversations. He stated Weston Nurseries is a priority to people and they are beginning to see that the things they are interested in could possibly be achieved.

Mr. Merrill stated the attendees were given 3 scenarios to discuss and choose what they would like to see done with the undeveloped land in the study area, including Weston Nurseries. He stated one option was called “Lose Green”. He stated it is essentially a passive status quo option where the Town does not buy Weston Nurseries and does not change the zoning of the land. He stated nobody picked that option. He stated option 2 was called “Buy Green” and the Town would buy the land and keep it as open space/municipal uses and/or be involved in the planning of it, and possibly a zoning change. He stated people showed a lot of interest but were concerned about the costs associated with it. Option 3, “Grow Green” was where the Town would not buy the land but change the zoning to create what the Town wants there. He stated there was some interest in this option. He stated most people were interested in a combination of Buy Green and Grow Green and it was pretty evenly split between the two.

Mr. Garber stated he thought the consensus was interesting and that most people understand there will be a need for some development based on the fiscal impacts they want. He stated that with Grow Green, the open space values will be high and people wanted low impact development, ecological values, water resources and community character to be preserved. He stated the Town should take those scenarios and translate them into the zoning. Mr. Goncalves asked if it made sense to have an overlay district rather than changing the base zoning. Mr. Garber stated the overlay will preserve the existing property rights and will create alternative scenarios and achieve goals without wiping out the base zone. He stated the most favorable type

of zoning overlay uses flexible provisions but can limit site coverage and impervious surface, along with height restrictions. He stated another option could be a floating zones which is an overlay but not anchored to the base zone. He stated it offers flexibility and allows for market creativity. Mr. Merrill stated the proposed use/development would have to fit the criteria for the zone.

Mr. Goncalves stated it looks like the Town needs to figure out what type of development it wants, such as mixed-use, commercial, and housing, and translate that into zoning. Mr. Markey stated if the general consensus of the Town and of the Board is what Mr. Goncalves stated, then it should be put in writing so it is clear to everyone.

Mr. Dourney stated that as a Board, they need to steer the zoning the way the consensus sees it. Mr. Abate stated they can't be sure that Boulder Capital or Trust for Public Land will accept and be willing to work with what the Town wants.

Mrs. Pratt stated that Boulder Capital still needs to look into water and sewer for the property. Mr. Merrill stated that Town is in a strong position because there isn't public water and sewer available for the property currently.

Mr. Goncalves suggested inviting Boulder Capital to a meeting. He stated the Board should listen to what they propose and should express their interests and give Boulder Capital a strong indication of where the Town is headed. Mr. Merrill suggested including Boulder Capital in zoning discussions if they purchase the property. Mr. Goncalves stated the Board should tell Boulder Capital what the consensus is of the Town but they should also hear what Boulder wants to do as well.

Ms. Lazarus stated that Sasaki is going to keep on working, and they will now focus on the framework for future zoning changes. She stated they know what the Town would like to see and will be moving forward. She stated the Town will engage whoever ends up owning Weston Nurseries and move forward with the details over the summer.

Robert Falcione, 12 Claflin Place, suggested the Town could look into new municipal utilities on the property such as power plants or working with NSTAR to develop and generate power using natural gas and electricity. Mr. Merrill stated that alternative forms of energy is not part of this process. Ms. Lazarus stated that if the Town wishes to have its own utilities, it would need to come from the Board of Selectmen.

The Board asked Ms. Lazarus to schedule Boulder Capital and the Trust for Public Land on future Planning Board meeting agendas.

Adjourned: 9:05 PM

Anna Rafuse, Secretary

Approved: May 14, 2007