

HOPKINTON PLANNING BOARD

Wednesday, May 23, 2007 7:30 PM
High School Gym, 90 Hayden Rowe St.

MINUTES

MEMBERS PRESENT:

Planning Board - Mark Abate, R.J. Dourney, Sandy Altamura, Evan Ballantyne, John Coolidge, Carol DeVeuve, Joe Markey, Ken Weismantel, Claire Wright

School Committee – Rebecca Robak, David Stoldt, Phil Totino, Lyn Branscomb, Nancy Burdick

Board of Selectmen – Muriel Kramer, Mary Pratt, Michael Shepard, Brian Herr, Matthew Zettek

Land Use Study Committee – Finley Perry, Stuart Cowart, Eric Sonnett, Mavis O’Leary, Liisa Jackson, John Coolidge, Muriel Kramer, Andy Branz, Rebecca Robak, Steve Radel, Nancy Peters

Appropriations Committee – Stuart Cowart, Ron Eldridge, Fred Hoskins, Joe Karner, Ben Pallieko, Mary Lou Haroian, Beth Herlihy, Jamie Devlin

Capital Improvement Committee – Michael Duffy, Dana Philbrook, Dave Catone, Jim Gosselin, John Barris

Board of Health – Nancy Peters, Richard DeMont, David Edson

Conservation Commission – Robert Murphy, Jeffrey Barnes, David Teitelman, Steve Radel, Michael Carmody

Design Review Board – Gail Fallon, John Mosher, Claire Wright, Nancy Stevenson, Richard Brousseau

Parks & Recreation Commission – Al Rogers, Michelle Gates, Brendan Doyle, Brian Eberlin, Pat Mahon

Open Space Preservation Commission – John Coolidge, Mary Pratt, Nancy Peters, Michael Carmody

Housing Committee – Lily Holden, Rick O’Dell, John Coolidge, Susie Johnson, Ron Roux, Donald Keavany, Atisha Chatterjie

Mr. Abate welcomed the public and board/committee members to the meeting and reviewed the agenda and timelines.

1. Weston Nurseries – Boulder Capital – Legacy Farms

Roy MacDowell, President, Boulder Capital, stated that they would present their vision for the Weston Nurseries land, outlined the agenda, and introduced members of their team, including Steven Zieff, Boulder Capital, John Connery, Connery Associates, and Robert Nagi, Richard Hollworth and Robert Ballou, Vanasse Hangen Brustlin (VHB). He stated that in the past, Weston Nurseries was the gold standard of nurseries and he wants to continue this legacy into the future. He stated that preservation of open space is important, which could include playing fields over the leach fields at a new wastewater treatment facility and restored public open space.

He described their vision and stewardship proposed for the land, including regrading the agricultural roads, re-seeding and stewardship in the future. He stated the ownership of the open space is to be decided, but it would consist of over 500 acres. He noted that land suitable and available for recreation fields would be located on East Main St. and Clinton St. He stated the condition of the land is not great now, they would restore it to fields and woods, and it would be used for nursery stock and trails. He stated they would create scenic roadways, trail systems, and connections to surrounding open space. He noted that they would maintain views and protect environmental resources. He stated that their development option should also be considered a conservation plan option.

Mr. Ballou described the development component of the plan. He stated there would be 50 single family homes, 325 townhomes, 325 garden style condominiums, 240 rental apartments, 150,000 sq. ft. of commercial space in the Village Center, 100,000 sq. ft. of commercial space on East Main St., and 200,000 sq. ft. of commercial space in Legacy Park on the northern side of the site. He described the plan and the location of each of the types of units/commercial areas, noting that the Village Center would be around the existing Weston Nurseries garden center, with retail space on the first floor and office space above. He noted that the East Main St. commercial area would likely be some type of office space, and Legacy Park would be for professional office/R&D, depending on the market.

Robert Nagi described the transportation infrastructure improvements proposed. He stated that the development will generate traffic, and the choke point in the center of Town (Rt. 135/85 intersection) will remain. He stated that they would construct a bypass road through the property from East Main St. to the Wilson St./Rafferty Rd. intersection and would create a shuttle bus service that would pick up residents of the development and bring them to the Southborough T station then pick them up and bring them home. He stated they will also propose walking and bike trails.

John Connery addressed the fiscal impacts of the project, noting that the total assessed value of the property when completed would be \$500,000,000. He stated that open space would be created for public use at no cost to the Town. He stated that Boulder Capital would undertake \$2,000,000 worth of restoration of the open space and install a \$2,500,000 water system including upgrades to the current system. He added that the Town would collect \$450,000 in excise taxes annually and collect \$1,200,000 in permit fees during construction. He stated that Boulder Capital would also pay \$500,000 in rollback taxes, and the Town would net \$3,000,000 in annual revenue when completed. He stated that the plan shows 71% open space.

Mr. MacDowell described infrastructure improvements, including the permitting, design and installation of the Town's Alprilla Farm well, which would be tied to the development and the Town system. He stated that there would be wetlands restoration, a wastewater treatment facility (WWTF), stormwater management, open space restoration, trails and wildlife habitat, which would all be environmental improvements. He noted that Weston Nurseries itself would be integrated into the Village Center, and they would have 77 acres for future cultivation. He described the process that would occur after their purchase, including a zoning change later in the year. He described how the Town would have control through rezoning and permitting processes.

Susie Johnson, Housing Committee, asked about the long term ownership of the apartment complex. Mr. MacDowell stated the master plan would be implemented, and the apartment complex would be managed and owned by an entity. He noted that some land on the site would be in condominium form of ownership.

Lily Holden, Housing Committee, asked how many affordable units there would be in the project. Mr. MacDowell replied that 25% of the 240 apartments (60) would be affordable, but that all of the units would count on the Ch. 40B subsidized housing inventory. Ms. Holden asked if there would be any affordable condominium units, and Mr. MacDowell replied no.

Stewart Cowart, Appropriations Committee, asked about the timing and phasing of development, what would be built first and what would be built later. He stated this affects the fiscal analysis numbers. Mr. MacDowell stated the Village Center would be constructed early on, parallel with the 240 rental units. He noted that around the same time would be some residential on the south parcel and in the proximity of the Weston Nurseries garden center on the north parcel. He addressed the commercial uses, noting that he has been told that with respect to the 100,000 sq. ft. on East Main St., it would be attractive to a specialty use, such as medical or R&D. He stated they estimate 18 months to 2 years for permitting. He stated that ultimately, market demand will drive it, and it would likely take 10 years after permitting to build out. He stated that construction of the spine roads would be early items. Mr. Cowart asked how they would work with the Town on a phasing approach. Mr. MacDowell replied that the development would never be fiscally negative.

Mr. Cowart asked how much open space would be subject to a conservation restriction, usable by the public, in what ownership, etc. Mr. MacDowell stated there would be 540 acres, including open space within the developments, in open space uses. He stated this would include the land around the NSTAR facility and possible athletic fields off East Main St.

Claire Wright, Planning Board, noted that buildout could take 10 years, and is market driven. She stated she has concerns about the market saturation point for townhouse condominiums, and asked how flexible the plan is if the market changes and Boulder wants to change the plans to meet new demands. Mr. MacDowell stated they have total flexibility to respond to market demand.

A resident noted that traffic in the area is already bad. He asked what additional delays or extra cars are projected. Mr. Nagi stated they have not looked at the technical details yet. He noted that they would have a reliable and regular shuttle bus for residents to go to the Southborough T station.

Chris Barry, 17 Clinton St., stated he is concerned about the rental development, and asked about the mix of unit sizes and the number of bedrooms. Mr. MacDowell stated they don't know yet, but anticipate 1, 2 and 3 bedroom units, mostly 1's and 2's. Mr. Barry asked if the number of units would be enough to exempt the Town from 40B's. The reply was no.

Carol DeVeuve, Planning Board, asked about the Purchase & Sale (P&S) agreement, which states that Boulder will use reasonable efforts to gain 1,100 dwelling units, with the price tied to increases in numbers of units up to 1,800. She asked if this is a contractual obligation on the part of Boulder Capital. Mr. MacDowell stated this was changed to say that Boulder Capital is not obligated to this after the due diligence period indicates it is not achievable. He stated they have said they will build no more than 940 units, and that is the maximum number.

2. Weston Nurseries – Taurus New England/Trust for Public Land – The Villages at East Hopkinton

Badge Blackett, Trust for Public Land, introduced the team, including Peter Carbone and Colin Bower, Taurus New England, John Thomas, Beals & Thomas, and Steve Heikin, ICON architects. Peter Carbone described Taurus Investment Holdings, LLC and Taurus New England Investment Corp., one of its subsidiaries. He stated that Taurus owns, manages, builds and develops projects throughout the United States and internationally. He stated they have extensive experience in large projects. He noted that they were brought into this project later than Boulder Capital, and have been doing their due diligence. He stated there are procedural complications with respect to their approach, due to the Chapter 61A process and Notice. He stated the proposal from Taurus New England is concrete with 605 housing units. He stated they would develop 25% of the site, which would include about 50,000 sq. ft. of retail space. He stated that he does not think that a 150,000 sq. ft. shopping center can be supported here. He stated there is no/limited office or life sciences market. He stated the Town needs certainty. He stated that one of the problems is that this site is remote from Rt. 495.

John Thomas stated the site consists of 405 acres on the north parcel and 300 acres on the south, with the land in the Agricultural and Residence B zoning districts. He stated they would work within that context, with the exception of a new Village Center. He noted there are wetland systems and agricultural ponds on the site. He added that the site abuts existing open space, including Hopkinton State Park, and there are views and vistas throughout. He showed the existing open space in the region and how the new open space created by this project would connect to it. He noted they propose 340 acres of contiguous town-owned land on the north parcel, plus 15 acres of open space owned by Taurus. He stated that on the south, there would be 80 acres owned by the Town and 95 open space acres owned by Taurus, for total open space of 530 acres.

Mr. Thomas stated that Weston Nurseries would retain the retail center and office area off Phipps St., plus lease 77 acres of the town owned land. He stated there are partnership opportunities with Weston Nurseries to create and maintain trails, restore landscapes, and build and maintain a parkway with landscaping. He addressed restoration of former agricultural land to grassland and early successional habitat, and the construction of trails for walking and biking. He showed on a map the location of the open space and the portion that would be leased to Weston Nurseries proximate to the garden center, in the Curtis Rd. area, and around an irrigation pond on the south parcel. Mr. Thomas showed the areas on the property that would be developed. He described the location of 25 luxury homes on the south parcel, and the Village Center, which would have retail uses and be of a size that is appropriate to East Hopkinton. He noted there would be affordable apartments and apartments for seniors, for example, in the Village Center. He stated there would be a village green with bike trail links.

Mr. Thomas described the location of a 25 acre area on the north parcel that would be suitable for non-open space town uses, as it is relatively flat and located close to the housing and Weston Nurseries. He stated the Village Center concept would include pedestrian scale first floor retail with second story offices. He noted that the project, entitled "The Villages at East Hopkinton", would consist of clusters of development with their own identity among open space.

Mr. Thomas noted that 60 acres of the 340 town-owned open space acres on the north parcel would be leased to Weston Nurseries, and 17 acres of the 80 town-owned open space acres on the south parcel would be leased to Weston Nurseries. Mr. Thomas stated that there would be 185 townhouses built on the north parcel, and on the south parcel there would be 50 senior housing units, 55 apartments in the Village Center, 290 townhouses, 25 single family homes, and 50,000 sq. ft. of commercial space. He stated that 125 units would count toward on the ch. 40B subsidized housing inventory.

He described the parkway concept for the road connecting East Main St. and the Wilson St./Rafferty Rd. intersection. He noted there would be a potential relocation of a portion of Frankland Rd. to allow for expansion of the Weston Nurseries retail center and also to improve road grades and safety. He noted that a WWTF would be constructed on-site to treat approximately 150,000 gallons per day. Mr. Thomas noted that the highly treated water from the WWTF would be used for irrigation of the Nursery in the summer and would recharge the Cold Spring Brook aquifer. Mr. Thomas noted that the Mass. Dept. of Environmental Protection establishes a water budget. He noted that the existing municipal water system in the area of the site is old, and the new Fruit St. well will be installed in September, 2007. He stated there are three options with respect to water supply: partner with the Town to develop the Alprilla Farm well; install their own well for the development; or work with the Town to improve the whole system in the area.

Mr. Thomas stated that the Taurus plan has the highest and best quality and location of conservation land, and opportunities for partnership synergies with Taurus, TPL and Weston Nurseries. He stated the proposal for the property is anti-sprawl and contains a commercial center that is of appropriate size for the East Hopkinton area.

Dave Edson, Board of Health, asked about the financial aspects of the project and the role of TPL. Mr. Blackett noted that the Town's price would be \$6,700,000, NSTAR would contribute \$1,500,000, and the Town may have \$2,000,000 in CPA funds if it decides to vote for that. He noted this would mean a new bond for \$3,200,000 which results in debt service of \$316 in year 1 and \$164 in year 20. He noted that the Town officials will be presenting more detailed numbers as analyses are completed. He addressed a question about rollback taxes, noting that they would be calculated by the Town and paid. He stated they are relying on the Town's consultant to put the financial numbers together.

Mr. Blackett stated that the Trust for Public Land is a non-profit land conservation organization, the second largest in the U.S. He stated that most of what they do in this part of the country is municipal land conservation projects. He noted that usually a Town will ask for TPL's help to complete a sophisticated, high value deal. He stated they put together agreements based on town

established criteria and assemble funds to pay for it. He stated occasionally, TPL will use its own funds to bridge funding gaps.

Joseph Markey, Planning Board, asked both Boulder Capital and Taurus if the plan would include bike trails, and asked about the location of the 77 acres to be leased by Weston Nurseries. Mr. Thomas stated that throughout the open space areas, there will be paved walks and off-road biking. He noted they will advocate for the extension of the Upper Charles Trail through this area.

Mr. Markey asked if the WWTF would be available for uses outside the development. Mr. Thomas stated it would be, depending on the hydrological study results. He stated that the partnership with the Town would be an advantage here. Mr. Thomas showed the location of the 77 acres to be leased by Weston Nurseries.

Michelle Gates, Parks and Recreation Commission, asked how much land would be available for active recreation uses, why fewer than 10% affordable housing units is proposed, and how Weston Nurseries feels about their proposed plan. Mr. Thomas stated he can't speak for Weston Nurseries, but in his many years of involvement there, the areas identified on the plan are the ones that have been identified by them as prime resources. He noted that with respect to the affordable housing numbers, they originally proposed 550 total housing units, including some affordable units. At the May, 2007 annual town meeting, however, the Town passed a bylaw that requires every new development to provide 10% affordable units, and includes a density bonus to do that. Therefore, the total number of units has grown to meet the town's requirements since they would build under existing zoning requirements. He noted that with respect to active recreation, the Town could decide to locate it anywhere on the land it would own.

Rick O'Dell, Housing Committee, asked if a traffic study had been done, and asked what the impact would be on the East Main St./Clinton St. intersection. Mr. Thomas noted that a study had not been done yet, but there could be a need for signals at the spine road/East Main St. and the Wilson St./Rafferty Rd./spine road intersections. He stated that Taurus would pay for that. Mr. O'Dell asked if a study had been done on the impact of the new well on the aquifer. Mr. Thomas noted that a study had not been done yet. Mr. O'Dell stated he is concerned about locating a retail center on an aquifer, and questioned the fiscal impact of the project. Mr. Blackett stated the Land Use Study Committee has asked Community Opportunities Group to provide a fiscal analysis on behalf of the Town, and they don't want to have dueling consultants. He noted that preliminary reports have indicated that the Taurus proposal will generate additional net revenue.

Mr. O'Dell asked how long Taurus has been incorporated in Massachusetts and if they have done similar projects. Mr. Carbone stated the entity in New England was incorporated in 1996/1997, but the company has been in business for over 30 years. He referred to the Quechee Lakes project in Vermont, where 2,000 to 2,400 acres of land in a 6,000 acre site will be developed. He stated that they are involved in additional large projects elsewhere in the country.

John Mosher, Design Review Board, asked about the cost of open space restoration and who would do it. He asked if Community Sponsored Agriculture (CSA) could be accommodated on

the property, and asked about the office and retail markets. Mr. Blackett noted that Weston Nurseries would continue to occupy the entire property for two years under the contract, and that permitting would take place during this time. He stated that the greatest interest has been conversion to grassland habitat and successional habitat, and TPL is working on providing costs for that. He stated that Taurus will make a generous endowment when they know what the costs will be. He stated there will be symbiotic relationships, with respect to gravel and topsoil, for example, where gravel would be removed in restoring the agricultural roadways to grassland, and then used for the development. He stated that there will be well programmed open space with an endowment. He noted that it will be town-owned land, so whatever it wants to do with it is ok, and CSA would be something it could accommodate.

Mr. Carbone stated he is not completely sold on either the retail or office market here, but it will be some type of commercial. He noted that he envisions a small neighborhood retail center with 1,000 to 2,500 sq. ft. shops.

Mr. Mosher asked the representatives of Boulder Capital about the retail/commercial mix proposed. Mr. MacDowell stated the 150,000 sq. ft. retail development proposed is not on the Ch. 61A land but on an additional parcel they have been working on with the Mezitts. Mr. Mosher noted that the biotechnology and life sciences facility market is competitive. He asked if they would consider geothermal or other alternative energy sources. Mr. MacDowell stated they could discuss that option. He added that other options for the commercial areas include assisted living, acute care facilities, and others.

Ron Roux, Housing Committee, asked about the commitment by Taurus New England and when the Town will see a written agreement that they are committed to providing the \$17,000,000 at the closing. He asked what guarantees the Town has that the check will be delivered. Mr. Blackett stated that Taurus and TPL will have a contract by June 6, which will be reviewed with Town Counsel. He stated that next week they will review all the contracts with Town Counsel. He stated that deposits will be in place by June 6. He added that in the agreement will be an indemnity to TPL and the Town where Taurus will indemnify them from default damages. He stated that people should rely on those contracts. He noted that each developer would need to go through the political and permitting processes. He stated that the rights that the Town and Taurus/TPL has are in the Ch. 61A notice, and because of that, they have a different contractual structure. Mr. Roux repeated his question about the guarantees. Mr. Carbone stated people should do their homework on Taurus if they need more information, adding that they are well funded and will put up an \$800,000 nonrefundable deposit.

R. J. Dourney, Planning Board, asked about the payment of rollback taxes. Mr. Carbone stated they will be paid at the closing and the Town will calculate the amount due. A representative of Boulder Capital stated that only Boulder Capital would pay the rollback taxes. Mr. Carbone stated they will pay the taxes due, but they don't know the amount yet.

Mr. Dourney asked if Taurus is committed to providing funds for the restoration of open space land. Mr. Carbone stated they will contribute, but they don't know the cost yet. He stated that someone had estimated \$250,000, but he thinks it would be more than that. He stated they need the costs first. Mr. Dourney asked about the cost of infrastructure. Mr. Carbone stated they have

agreed to build a WWTF that can accommodate town usage and improve the Town's water system if the Town wants to them to do that, with the Town paying for the additional cost of that.

Ken Weismantel, Planning Board, asked about the proposal to have Weston Nurseries continue to use land for agricultural purposes within the zone 2 of a new water supply well. He asked if that would be a good idea, given the use of pesticides, etc. Mr. Thomas stated that the Weston Nurseries area on the north parcel currently has restrictions due to the Ashland well. He stated that similar restrictions could be placed on the south parcel where needed. He noted that the Nursery would continue to use the irrigation pond. He stated that they would study the improvements to the water system.

Mr. Weismantel asked about the proposed condominiums on Clinton St. where Boulder Capital has proposed wastewater discharge. He asked for clarification as to why that land wasn't proposed for wastewater discharge in the Taurus plan. Mr. Thomas stated that he constructed the wastewater treatment facility on South St. for EMC Corp. and is familiar with the limitations of glacial till in this respect. He stated that the soils in the area that Taurus is proposing for a WWTF are much easier to work with. He stated they will be putting water back into the ground.

Mr. Weismantel asked whether 185 condominium units could be constructed on the 35 acres set aside for them on the north parcel as proposed. Mr. Thomas stated that the Garden Apt. bylaw limits density to 2 bedrooms per acre of useable land, and they would propose units with a mix of numbers of bedrooms.

Claire Wright, Planning Board, asked if the agreement would be contingent on obtaining permits within 24 months, and what would happen if that didn't happen. Mr. Blackett stated that when Boulder Capital was proposed as one of TPL's partners, that was a contingency it had wanted. He stated that it is not a contingency for Taurus. He stated that the Town will either own or control the land it will purchase on August 22, 2007, and that Taurus's development will be limited to the land that it will purchase.

Ms. Wright asked if they will partner with the Town to provide a sidewalk on East Main St. to the land, and Mr. Blackett replied they will work with the Town on anything, and it makes sense to make that sidewalk connection.

Al Rogers, Parks & Recreation Commission, asked whether either party will help with the financing of athletic field construction. Mr. Carbone stated they are looking to put together a big mitigation package, and they could negotiate a Development Agreement. He stated it isn't necessary before Town Meeting, and it could be after. He stated there needs to be a coordinated mitigation package.

Mr. MacDowell responded to Mr. Rogers question, stating that they would talk about it. He stated they would join the Chamber of Commerce and take an active role in the community.

Kevin Kohrt, Board of Public Works, noted that Boulder Capital indicated they would construct a 200,000 gallon per day WWTF, and whether the office complex proposed for the north parcel near Hopkinton State Park would be included. Mr. MacDowell stated the WWTF would handle

200,000 to 250,000 gallons per day, could involve upgrading the existing piping system, and would serve the entire project.

Scott Richardson, 41 Wood St., asked how much would be paid to TPL and who would pay it. Mr. Blackett stated that TPL is compensated by Taurus if it is successful. He stated that there is no cost to the Town, and it has said all along that it would look to the developer partner selected by the Land Use Study Committee to cover their organizational support.

Mike Duffy, Capital Improvement Committee, asked what the compelling reason is for the Town to purchase some of the land. Mr. Blackett stated that ownership equals control. He stated there's a lot that needs to happen with respect to the Town re-zoning votes, finances, appeals, etc. before Boulder Capital can develop the property and provide the open space. He stated that Town payment and involvement equals immediate control and it is not subject to future market forces. He stated that the Town will receive the best, most valuable, and most desirable land.

Mr. MacDowell stated that if the Taurus plan does not receive permits, they can propose something else. He added that Boulder Capital will preserve the land.

Vascen Bogigian, 204 Winter St., asked what would happen if Taurus did not receive permits. Mr. Blackett stated that the Town would already own its land. He noted that with respect to the land that Taurus will purchase with the intent to develop, they would be obligated to apply for the permits to construct the plan they have described. He stated if the Town denies the permits, they have had their one bite at the apple. He stated that no purchaser of the land will be obligated to try to get those permits again, and either could propose something else. He stated that the key difference is that none of the Town owned land will be involved in the Taurus development, and the only rezoning they intend to seek is for the commercial area. Mr. Bogigian asked what guarantees the Town has that the funds will be provided. Mr. Blackett stated that Taurus will provide the funds at the closing.

Brendan Doyle, Parks & Recreation Commission, asked if Community Preservation Act funds aren't voted, what would happen. Mr. Blackett stated that the Town would decide its finances, and could bond the full amount.

Stewart Cowart stated the Town is working on providing an impartial financial analysis, one set of numbers to provide to people. He stated he hopes this will be available next week.

At this time, this portion of the meeting concluded and some individual boards and committees began separate meetings.

3. Planning Board Meeting

The Planning Board reconvened in Room A103 at 10:20 PM.

Mr. Abate welcomed new members Carol DeVeuve and Ken Weismantel, and asked the Board if it wanted to reorganize tonight or at the next meeting. The Board decided to wait until the June 25 meeting.

A discussion was held regarding the information received earlier in the evening and about the option for the Town to purchase the land outright. Ms. Lazarus noted there is a problem with the Town owning the stock, with respect to tax liability and whether or not the Town can bond to purchase stock. Ms. Altamura stated she is angry with the Board of Selectmen for not providing information on the option for the Town to buy the whole property. She stated that both plans presented tonight have merit and there were good points raised, but she would like more information about the other alternative. Mr. Dourney stated that not a lot of people have been talking about it, and he agrees that information should have been presented. Ms. Altamura noted that a vote tonight should be preliminary, and the Board may want to discuss it further when more information is known.

Mr. Abate noted that the Town has hired Community Opportunities Group (COG) to prepare a fiscal analysis of the proposals, and asked who is paying for that. Mr. Coolidge stated that there is \$3,500 left in an account to cover a Cost of Community Services study for which COG had been hired a few years ago. Mr. Markey stated they need the financial numbers, but the Board should also look at the Master Plan, etc. Mr. Weismantel noted that the Sasaki model indicated that the Boulder Capital plan would produce more net revenue, but the Town needs to think about quality of life too. He stated that he is not sure that the unit numbers presented by Taurus is accurate. Mr. Markey stated that fiscal analysis aside, his concern is which is better from a planning perspective. He stated that total control over the property would be best if money were no object. Mr. Coolidge stated he is concerned about the feasibility of the development that is proposed. Mr. Weismantel noted that if the Town builds more sewer capacity, development will follow, so he thinks it is feasible. He stated the Town wants tax relief from commercial space. Mr. Markey referred to information learned during the East Hopkinton Master Plan information sessions.

Mr. Dourney moved to support the Boulder Capital plan and recommend that the Town not exercise its Ch. 61A rights. The motion was seconded.

Mr. Abate stated he is torn between the Boulder Capital option and the Town purchase option, where the Town then figures out how to develop and/or sell portions. He stated that absent the purchase option, he would vote for the Boulder Capital option.

Ms. Wright stated that she has no confidence in the Town's ability to manage the land. She stated she has never like the density proposed by Taurus on the south parcel, and is concerned about open space management. She stated she would vote for the Boulder Capital option.

Mr. Ballantyne stated he is torn, and after the Town votes this week on the capital/debt exclusion items, he received the message that people are concerned about taxes. He stated that the Boulder Capital plan is too dense, but he would choose it for financial reasons.

Mr. Coolidge stated that the land will be developed no matter what happens, and he would vote for Taurus because the plan would create better conservation land. He stated that the Boulder Capital plan is contingent on new overlay zoning and he is concerned about the overall density. He stated he doesn't think that the amount of commercial space proposed by Boulder Capital is feasible.

Mr. Markey stated he is looking at the big picture and both options are good. He stated that all plans are conceptual right now and a lot will change. He stated he would vote for the Boulder Capital option.

Mr. Dourney stated the Town needs commercial space to improve its tax base. He stated he likes the tenor of the Boulder Capital approach.

Mr. Weismantel stated he is disappointed that the Land Use Study Committee didn't get more detail in the plans on the location of proposed open space and municipal uses. He stated that the Boulder Capital plan is more responsible with the water and sewer infrastructure proposed, and he likes elements of each plan. He stated he would vote for Boulder Capital.

Ms. DeVeuve stated she would like information on the fiscal impacts, noting that the Sasaki model indicated a positive outcome for the Boulder Capital plan but the model doesn't take everything into account. She stated the proposals are very close, noting that Taurus has better open space and she is concerned about the Boulder Capital P&S. She stated that the Taurus plan is more certain and is better from a Weston Nurseries operational standpoint.

Ms. Altamura stated the Board should have had three viable options from which to select. She stated that Boulder Capital will request a zoning change which needs a 2/3 vote, and that is very hard to get. She stated if they don't get it, then what? She noted that at that point, the Town will have lost its rights and will have nothing.

Ms. Lazarus read the top criteria/outcomes of the March 31, 2007 forum held for the East Hopkinton Master Plan process, including creation of neutral/positive fiscal outcomes, preservation of quality and connectivity of open space, control over outcome and limited traffic impacts. She stated that both plans are good ones, and designed to fit with the land. She stated the Boulder Capital plan is a good one if the Town wants the land developed that way, but the Taurus plan is less dense, would have fewer development-related impacts, and better open space. She stated she is very concerned about traffic impacts and whether the Board/Town can handle the traffic that would be generated from the site, noting that the local roads can't really change much and mitigation options will be limited. She stated that for these reasons, she would recommend the Taurus/TPL option.

Michael Kennedy, 111 Winter St., stated he echoes the concerns expressed by Ms. Lazarus, including traffic, and expressed concerns about the impact on property values in the surrounding area.

Mr. Markey moved to amend the motion, to add that the recommendation is made with the recognition that at this time, the Board did not have the opportunity to either review impartial fiscal analyses of the development alternatives or the option for the Town to purchase the entire property. The motion was seconded.

The Board voted unanimously to amend the motion. The Board voted 6 in favor (Abate, Ballantyne, Dourney, Markey, Weismantel, Wright) and 3 opposed (Altamura, Coolidge, DeVeuve) on the amended motion.

Adjourned: 11:15 PM

Elaine C. Lazarus, Planning Director

Approved: June 25, 2007