

**TOWN OF HOPKINTON**  
**BOARD OF SELECTMEN**  
**Meeting Date: December 17, 2007**  
**MINUTES**

**Board of Selectmen members present:** Muriel E. Kramer, Chairwoman; Mary Pratt, Vice-Chairwoman; Michael Shepard; Brian Herr; Matt Zettek

**Others Present:** Attorney Raymond Miyares, Town Counsel; Anthony J. Troiano, Town Manager

**6:00 p.m. Open Public Meeting/Move into Executive Session for the purpose to discuss Contract Negotiations (3<sup>rd</sup> Floor Conference Room)**

**Vote:** Mrs. Kramer opened the public meeting and entertained a motion to move into executive session for the purpose to discuss contract negotiations; and then move back into public session for the purpose to continue the public meeting. **So moved Mr. Herr. Second. Mr. Shepard. The roll call votes follow: Mrs. Kramer: yes; Mrs. Pratt: yes; Mr. Shepard; Mr. Herr: yes; Mr. Zettek: yes. Unanimously voted.**

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**7:00 p.m Re-open Public Meeting (Room 216)**

Mrs. Kramer re-opened the public meeting.

Mr. Zettek stepped off the Board due to potential conflict of interest; and joined the audience for this segment of the meeting.

The Board of Selectmen met with new Town Counsel, Attorney Raymond Miyares, to discuss the Legacy Farms Project regarding management concerns and approaches prior to the Board's subsequent meeting on the same evening with the Planning Board to discuss management of the Host Community Agreement specifically. The Planning Board minutes are attached for the record.

Attorney Miyares outlined the five main tasks to consider for the Legacy Farms Development.

1. The MEPA process has begun and public comments are due to be in on or before December 31, 2007. It was agreed that comments from Town Boards and Committees would be consolidated by the Board of Selectmen and sent in together.
2. The Host Community Agreement should include phasing of the project to account for impacts and benefits to the Town, mitigation for impacts as well as off-setting benefits to the Town.
3. The Alprilla Farm Well Agreement
4. Zoning changes that require that a special permit be granted. The zoning change is due to be addressed at ATM May 5, 2008. The approach is to have a Master Plan in place to be ready to go as soon as the zoning is approved if it is approved.
5. The Master Plan that will be managed and approved through the Planning Board's process. This is intended to be accomplished prior to ATM and ready to approve if the zoning change takes place at Town Meeting that would allow the development as planned.

**7:30 p.m.** The BOS joined the Planning Board meeting already in progress.

**10:15 p.m. Vote:** Mrs. Kramer entertained a motion to adjourn the public meeting. **So moved Mr. Herr. Second Mr. Shepard. Unanimously voted.**

Respectfully submitted,

Muriel E. Kramer  
Chairwoman

Date Approved: 2-12-08