

Hopkinton Open Space Committee
Wednesday, August 16, 2023
Hopkinton Town Hall 7:30 PM
Minutes – Approved 9/20/23

Administration

Present: Bob LaPree, Lucia Kittredge, Ron Klemarczyk, Dijit Taylor,
Alternate: Erin Vanden Borre

Review of the Economic Development Committee's (EDC) recommended zoning amendments for 2024 Town Meeting:

Anna Wells presented the proposed zoning amendments to the Commerce and Community Overlay District (CCOD) and asked for feedback from members of the OSC. The purposes of the proposed amendments are 1) to permit single-family detached dwellings within the overlay district (currently only 2-family and multi-family are permitted); 2) extend the existing CCOD at Hart's Corner (underlying zone is B-1 Commercial) and the Tax Increment Financing (TIF) District across Maple Street to include the former paper mill property; 3) apply the CCOD to the Exit 6 area (underlying zone M-1 with some R-2); and 4) apply the CCOD to the Burnham Intervale Area (underlying zone M-1). Steven Whitley and Andrea Folsom from the EDC were also present to listen to the discussion and answer questions.

Members of the OSC asked a wide range of questions to better understand the proposed amendments. After many questions and a lengthy discussion, the conversation focused on how the proposed amendments would impact the goals and priorities of the OSC. The OSC generally agreed with the goal of encouraging more affordable housing and encouraged the EDC to promote denser residential development close to the two existing villages centers where residents can benefit from the advantages of a walkable community. This development strategy leaves surrounding undeveloped land available for future conservation. The committee concurred with the recommendations of the Conservation Commission to remove floodplain land along the Contoocook River from the proposed overlay district, and to remove parcels currently being considered for conservation. Dijit agreed to write a memo to the Planning Board with these recommendations.

Old Business

July 19, 2023 public and non-public minutes were accepted and approved.

Dave and Kathy Dustin, Lots 224-29 & 225-6 Conservation Easement (Five Rivers): Dijit reported on the August 10th LCHIP site walk. The visit was part of the LCHIP grant selection process and included LCHIP staff, members of the review panel and LCHIP Board, as well as Jeff Evans from Five Rivers Conservation Trust, and Dijit and Lucia from OSC. Dave Dustin met the group and provided a history of his family's ownership and commitment to conservation. Dijit reported that Dave and Kathi Dustin have offered a bargain sale of \$42,000 which lowers the amount of the LCHIP grant request to under \$100,000. LCHIP has received grant requests for twice the amount of funding available this year. Final grant decisions will be made in mid-November.

Property of Interest List: Erin has completed the list which will be discussed at the September meeting.

Other Committee Reports: No new information

On a motion made by Ron and seconded by Bob, the committee voted unanimously to adjourn to a non-public session at 9:15. The committee returned from the non-public session at 9:30 and unanimously approved a motion by Ron and seconded by Bob to seal the minutes of that meeting until the projects discussed become public knowledge or are removed from consideration.

The meeting was adjourned at 9:35 PM

Respectfully submitted, Lucia Kittredge

Next meeting: **September 20, 7:30 PM**