

**HOPKINTON CONSERVATION COMMISSION**  
**Tuesday, October 13, 2009 7:00 PM**  
**Meeting Minutes**

*Minutes approved  
10-13-09  
H. Buford, Chair*

A. Call to order: 7:05PM. Present: Lucas Marsh, Gary Marsh, Dorothy Gardiner, Harvey Buford.

B. Administrative:

- 1) Review and approve minutes of June 9, 2009. Move by Lucas Marsh, 2<sup>nd</sup> by Gary Marsh, unanimous approval.

C. Featured Discussion:

- 1) Brushy Brook: Several issues regarding construction of this large housing complex:
  - a) Should public wells be considered? Dorothy noted that a condominium development at 500 Kingstown Road in Richmond RI, "Oak Ridge" has a serious water problem. Some residents have no water at times, and the water color ranges from a pale brown to a darker brown color.
  - b) Harvey noted that the site may not conform to a statewide planning "2025", which states that towns should consider developing new communities in areas that have access to good roads and services, rather than contributing to sprawling development
  - c) Access for hunters in Arcadia. Harvey noted that hunters will not be able to hunt close to the property lines of Arcadia State Park, thus limiting the amount of acreages available for hunting.
  - d) There is some fiscal concern re: cost to the community for the education of the children in this large development. Dorothy raises the question of density, and Harvey notes that if the land were surveyed as for a typical development, a much smaller number of homes could be built, as there are areas of wetlands that would not allow a typical development. The issue of the number of homes ranges from questioning if the parcel would allow as few as 92 homes under current regulations, and then what would the bonus for affordable housing be?

D. Other Business:

- 1) Dark Sky Ordinance: the group discussed the Dark Sky Ordinance which will limit the amount of "spill" of light. Some planned development may be affected by this.
- 2) Rockville Mill: this affordable housing development in an old New England Mill is encouraged, but the change in the number of units is a concern. The area surrounding this site is fragile, and the additional units will place a burden on the area.
- 3) Groundwater Map and Text Changes: the Town council will discuss this at the next Town council meeting, and set a date for final discussion of this update.

E. Planner / Planning Board / Zoning Board / Land Trust / Town Council Actions: General discussion regarding upcoming meetings, no specific action.

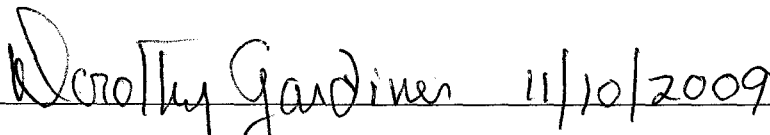
F. Project Assignments / Action Items: Gary and Lucas Marsh will talk with prospective members. Dorothy will review 500 Kingstown Road water problems, Harvey will write a letter.

G. Correspondence, Misc. None

H. Members Forum: None, other than discussion of project assignments

I. Public Forum: None

J. Adjournment 9:05PM Motion by Dorothy, 2<sup>nd</sup> by Lucas Unanimous.

 11/10/2009  
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Dorothy Gardiner, 11/10/2009