

stripping.

The Planning Board unanimously agreed to recommend approval of the petition with the following conditions: that the single use proposed by the applicant be the one the Zoning Board approves; and that the use be for retail only with no refinishing/stripping activity allowed.

ZONE CHANGE

Mr. Thomas Holberton steps down

Brae Bern
Mr. Hal Henry
Mr. Vincent Naccarato

Mrs. Hess provided Board with copies of the Economic Development Commission's recommendation. Mrs. Hess summarized this recommendation as well as those submitted from various other department heads and boards/commissions.

Chairman Lombardo advised the Board that a recommendation must be formulated and submitted to the Town Council. Mr. Lombardo noted that they had several options open to them for this recommendation. During the ensuing discussion, all members concurred that project was a planned unit development which Hopkinton had no ordinance for.

After much deliberation, the following collaborative recommendation was unanimously agreed to.

The Planning Board recommends that this petition be denied because the Board feels the Town does not have the proper ordinance framework in place. However, the Board approves in principal the general acceptability of the land uses proposed and their general relationships. The Board recommends the Council charge the Board to expeditiously prepare a Planned Unit Development ordinance for adoption for Town use for their approval. Please note that the applicant has agreed to revise the application as follows: 1. that under application item #16, the permitted commercial uses 1-15 be deleted; 2. that the section specifying 200 residential units be amended to "not to exceed 165 units"; 3. that the hotel/conference center unit density be reduced to 200 units; and 4. that a site plan review will be required for each phase.

COMPREHENSIVE PLAN

Mrs. Hess distributed copies of her completed work to date in binders. Mrs. Hess informed Board that as data is developed, they would receive copies. Mrs. Hess also noted that the Town Council has requested a monthly progress report.