

**Hopkinton Planning Board
Work Session
December 12, 2006**

The Hopkinton Planning Board held a work session on Tuesday, December 12, 2006, beginning at 6:30 PM to review a draft proposed Conservation Subdivision Ordinance (*draft copy attached*). Members present: Chairman Bruce Ellsworth, Celeste Hemingson, Michael Wilkey, Cettie Connolly, and Edwin Taylor.

Chairman Ellsworth questioned whether there will be language in the Subdivision Regulations leading a reader to know that the conservation subdivision requirements are the preferred standards for subdivision. Carolyn Russell advised that the Subdivision Regulations will be amended to outline the procedures and requirements for subdivision that will include the preferred conservation method.

Mr. Wilkey noted that the word, "shall" as it relates to granting exceptions to the conservation method of subdivision is intended to actually mean true exceptions to the preferred method. Mr. Taylor concurred, noting that the process of obtaining approval of a conservation subdivision is missing from the draft. Mrs. Robertson suggested that the actual process is intended to be outlined in the Town's Subdivision Regulations.

Mrs. Hemingson suggested that an ordinance that may be too restrictive may have difficulty being passed by the voters. She proposed not requiring the conservation subdivision method as being mandatory. Mrs. Hemingson suggested that the Board take one year working with the revised ordinance and then at that point go back and propose revisions that may include making the conservation approach mandatory or primary. At the very least, by adopting the draft without the mandatory provision, the Town will gain flexibility in design, lot sizing, and layout and formula approach.

Following brief discussion, the Board unanimously agreed to require the conservation design approach as a primary/mandatory method of subdivision. Mrs. Hemingson voted in favor with the understanding that the exceptions to the rule will include a larger number of lots than the three (3) lots proposed.

The work session adjourned at 7:00 PM. The next work session is scheduled for 7:00 PM on Wednesday, December 20, 2006, Town Hall.

Karen L. Robertson
Planning Director