

Host Community Agreement Overview

A. Boulder's Obligations

Upon Signing the HCA:

- HCA is binding on all future owners.
- Town has no obligation to provide water beyond the permitted capacity of the Alprilla Farms Well.

Upon Passage of the OSMUD Zoning Article:

- Traffic signal upgrades at the intersection of Routes 85 and 135.
- Relocation of the crosswalk at the intersection of West Main and Wood Streets.

Upon the Issuance of a Master Plan Special Permit:

Fiscal:

- Revenue-positive project phasing, based on the fiscal impact matrix.
- Payment of \$500,000 to the Hopkinton School Committee if school enrollment from Legacy Farms exceeds 250 students within the first six years.
Payments of \$270,000 to the Hopkinton School Committee for each group of 30 students beyond 266 from Legacy Farms.
Payment of \$300,000 to the Town upon issuance of a building permit for a new fire substation serving East Hopkinton.

Open Space:

- Of 500 acres of Restricted Land at Legacy Farms, 21 acres along Wilson Street may contain non-recreational municipal uses.
- In the 21 acres along Wilson Street, cemetery uses are permitted following a vote of the Selectmen, and other municipal uses are permitted following a 2/3rds vote of Town Meeting.
- Additional Restricted Land may be made available for sewage pump stations or water tanks if needed.
- Included in the 500 acres of Restricted Land are 19 acres along East Main for two athletic fields.

Traffic:

- Traffic Demand Management system to lessen vehicular traffic impacts.
- Spine Roads to provide a downtown bypass.
- Minimal road widenings.
- Relocation of Frankland Road and Peach Street, and abandonment of a portion of Phipps Street, if required.

Other:

No "Approval Not Required" lots except in accordance with Master Plan Special Permit.

Northern commercial subdistrict may not be occupied prior to completion of the Spine Road.

Project will have private wastewater treatment, and connections for up to 29 existing single-family homes.

Historic structures along East Main and Clinton Streets will be preserved.

Mandatory PILOT Agreements for any nonprofits operating in the Commercial, Village Center, or Residential Subdistricts.

B. The Board of Selectmen's Obligations

Support the adoption of the OSMUD Zoning Article at Town Meeting, and encourage other boards to do the same.

Cooperate with Boulder and encourage other town entities to cooperate with Boulder in issuing local and state permits.

Grant two all alcohol licenses and one package store license for Legacy Farms.

Approve a Local Initiative Program application for the Legacy Farms rental housing units.

C. Contingencies

Passage of the OSMUD Zoning Article at Town Meeting.

Issuance of a Master Plan Special Permit by the Planning Board satisfactory to Boulder.

Issuance of all state and local permits.

For school enrollment payments, a resolution of the School Committee in support of the OSMUD Zoning Article.

OPEN SPACE PLAN
PRELIMINARY SUBJECT
TO FINAL LAYOUT

APRIL-2008

Weston Nurseries - w

