



TOWN OF HOPKINTON
SELECT BOARD MEETING AGENDA
Tuesday, January 5, 2021 6:00 PM
Remote Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84780034561?pwd=SDZ1dkY0VTB2d3JjQ2ZDTkNyK08rQT09>

Passcode: 957597

Or iPhone one-tap :

US: +16468769923,,84780034561# or +13017158592,,84780034561#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968

Webinar ID: 847 8003 4561

International numbers available: <https://us02web.zoom.us/j/84780034561>

- 6:00 PM CALL TO ORDER**
1. **EXECUTIVE SESSION**
- i. To consider approving executive session Minutes for 12/15/2020.
 - ii. Pursuant to M.G.L. c.30A, §21(a) (Purpose 6) to consider strategy with respect to the purchase, lease, sale or value of real property in relation to the former Liberty Mutual property (Frankland Rd.), 0 Hayden Rowe (Dunbar), 0 Hayden Rowe (Metrowest Holdings), and 0 East Main St. (Mezitt) property, because an open meeting may have a detrimental effect on the negotiating position of the Board.
- 6:05 PM CALL TO ORDER - OPEN SESSION**
2. **PLEDGE OF ALLEGIANCE**
- 6:06 PM PUBLIC FORUM**
3. Residents are invited to share ideas, opinions or ask questions regarding Town Government.
- 6:15 PM COVID-19 UPDATE**
4. The Select Board will receive an update on the Town's response to the Covid-19 Pandemic.
- 6:25 PM CONSENT AGENDA**
5. **i. MINUTES** - The Select Board will consider approving the Minutes of 12/10/2020 and 12/15/2020.
- ii. GIFTS TO FIRE DEPARTMENT** - The Select Board will consider accepting \$220 in gifts to the Fire Dept. from residents of Legacy Farms.
- iii. GIFT TO POLICE DEPARTMENT** - The Select Board will consider accepting a \$100 gift to the Police Department from residents of Juniper Trail.
- 6:30 PM HISTORICAL COMMISSION APPOINTMENT**
6. The Select Board will consider making an appointment to the Historical Commission.

There is one vacancy for a full member, to a term expiring 6/30/2022. There are two applicants: 1) Stacy Spies, currently an Associate member; and 2) Kevin Mccaffrey, new applicant.

Supporting Exhibits: Stacy Spies & Kevin Mccaffrey Applications

- 6:40 PM** **2021 ANNUAL TOWN MEETING AND FY22 BUDGET UPDATE**
7. The Select Board will consider discussing its own potential annual town meeting articles. The Select Board will discuss updates to the FY 22 budget.
Supporting Exhibits: Annual Town Meeting & Budget Timeline
- 6:50 PM** **LEGACY FARMS NORTH - ORDER OF TAKING, STREET ACCEPTANCE**
8. The Select Board will consider adopting an Order of Taking for Legacy Farms North, which was accepted as a public way at the Sept. 12, 2020 Annual Town Meeting.
Supporting Exhibit: Order of Taking, Legacy Farms North
- 6:55 PM** **TOWN MANAGER REPORT**
9. i. Main Street Corridor Project Update
- 7:05 PM** **LIAISON REPORTS/BOARD INVITES**
10. Supporting Exhibits: FY 21 Liaison Assignments
- 7:10 PM** **FUTURE BOARD AGENDA ITEMS**
11. Board members will identify future agenda items.
- 7:15 PM** **ADJOURN**

Correspondence to Select Board

1. MBTA Advisory Board Communication
2. Verizon Fios TV Service Changes
3. Board of Appeals Public Hearing Notices: 6 Whisper Way, 60 Lake Shore Dr., 116 Hayden Rowe, 20 Downey Pl.
4. Planning Board Amendment to Certificate of Planning Board Action, Chamberlain St.-Whalen Rd. Subdivision
5. Planning Board Amendment to Special Permit, Chamberlain St.-Whalen Rd. Subdivision
6. Commonwealth of Mass. Search for Lease Space 12-21-2020

Upcoming Select Board Meetings

1. January 11, 2020 (at School Committee Meeting)
2. January 19, 2020
3. January 26, 2020
4. February 2, 2020

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Unless an agenda

item is a posted public hearing, the matter may be considered earlier than the indicated time if there are last minute cancellations or other unforeseen events which cause the Board to move more quickly through the agenda.

STACY E. SPIES
Historic Preservation Consultant
Hopkinton, Massachusetts
www.stacyspies.com
stacyspies@gmail.com
(908) 889-0161 cell

Exceeds National Park Service Professional Qualification Standards for Architectural Historians per 36CFR61, Appendix A.

Education: M.S. Historic Preservation, University of Pennsylvania, 1994
B.S. Georgetown University, 1989

SELECTED PROJECTS

Planning Surveys, Preservation Consulting, and Architectural Analysis

- 2020 Town-wide Historic Sites Survey – Phase II, West Newbury, Mass. (107 buildings)
- 2018 Town-wide Historic Sites Survey – Phase I, West Newbury, Mass. (116 buildings)
- 2018-present Building documentation and historic research prior to demolition for owner compliance with Chelmsford Historical Commission, Chelmsford, Mass. (9 projects to date)
- 2017 Town-wide Historic Sites Survey, Groveland, Mass. (147 buildings)
- 2017 Town-wide Historic Sites Survey, Wenham, Mass. (113 buildings)
- 2017 Conditions Assessment, Sandy Pond School, Ayer, Mass.
- 2011 Barn Assessment & Archival Research, Camp McGregor, Guilford, Vt.
- 2007 Script and Signage for Interpretive Program, Elizabeth and Gershom Frazee House, Scotch Plains, New Jersey.
- 2001 Preliminary Application to National Register of Historic Places, Church Mall Historic District, Springfield, N.J.
- 1999 House History, Frederickson House, Plainfield, N.J.
- 1998 Architectural Descriptions and Statements of Significance, St. Cloud Historic District, West Orange, N.J.
- 1996 Historic Rural Tewksbury Township: An Intensive Level Historic Resources Survey. Township of Tewksbury, Hunterdon County, N.J.
- 1996 Building Documentation, Thomas Winder House and Farm, Lower Makefield Township, Bucks County, Pa.
- 1993 Historic Structure Report, Haldeman House, Chadds Ford, Pa.

National Register of Historic Places Nominations

- 2016 Cove Street Historic District, Duxbury, Mass.
- 2016 Sandy Pond School, Ayer, Mass.
- 2015 First East School, Petersham, Mass.
- 2015 Second East School, Petersham, Mass.
- 2008 Elizabeth and Gershom Frazee House, Township of Scotch Plains, N.J.
- 2008 All Souls Church (First Unitarian Society of Plainfield), City of Plainfield, N.J.
- 2004 Erie-Lackawanna Terminal, City of Hoboken, N.J.
- 2001 Prudenttown Historic District, Morris Township, N.J.

- 2001 Livingston Homestead, Borough of Highland Park, N.J.
- 1999 Maplewood (former New Jersey State Village for Epileptics), Montgomery Twp, N.J.
- 1996 Hangar No. 1, Cape May County Airport, Middle Township, N.J.
- 1995 The Morristown School (Morristown-Beard School), Morris Township, N.J.

Environmental Regulatory Review Reports

- 2006 Cultural Resources Survey, The Town Bank, Fanwood Borough, N.J.
- 2002 Cultural Resources Survey, Replacement of Union Avenue Bridge (Union County Bridge No. Sc59, NJDOT #2016059), Scotch Plains Township, and Borough of Watchung, N.J.
- 1998 Phase I/II Archaeological Survey and Reconnaissance-/ Intensive-Level Historic Architectural Survey, NJ Route 15/U.S. Route 206 Intersection Improvement Project; Ross Corner, Frankford and Lafayette Townships, N.J.
- 1998 Cultural Resources Investigation, Replacement of South Beverwyck Road Bridge on County Route 637 over Troy Brook, Parsippany-Troy Hills Township, N.J.
- 1998 Key Link Master Plan Pathway, Montgomery Township, N.J.
- 1998 Cultural Resources Investigation, Replacement of Route 57 Bridge (Bridge No. 2105-154) over Merrill Creek, Greenwich Township, N.J.
- 1997 Cultural Resources Investigation, Replacement of Morris County Bridge No. 84 (Washington Street), Town of Boonton and Township of Parsippany-Troy Hills, N.J.
- 1997 Phase I Archaeological Survey & Reconnaissance/Intensive Level Historic Architectural Evaluation, Burnt Hill Road/Rock Brook Bridge, Montgomery Township, N.J.
- 1996 Cultural Resources Survey, Tuckerton Seaport, Borough of Tuckerton, N.J.

Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER)

- 1999 Wager Farmstead (18 Buildings), Montgomery Township, Pa.
- 1999 VanWaggoner Farm, Hopewell Township, N.J.
- 1999 Oldis Farm, Hopewell Township, N.J.
- 1997 Voorhees Flower Farm, Union Township, N.J.
- 1997 U.S.D.A. Plant Quarantine Building, Hoboken, N.J.
- 1997 Orange Turnpike, Monroe, N.Y.
- 1997 Migel Estate and Farm (7 Buildings), Monroe, N.Y.
- 1998 Shoal Harbor, Belford Vicinity, Middletown Township, N.J.
- 1996 New Jersey State Tuberculosis Sanatorium, Children's Ward and Employee Housing, Glen Gardner, N.J.
- 1996 Raritan Arsenal (12 Buildings), Bonhamton vicinity, N.J.

Books

- 2001 Images of America: Edison. Dover, N.H.: Arcadia Publishing.
- 2000 Images of America: Metuchen. Dover, N.H.: Arcadia Publishing.

Presentations

- 2000 "The Garden State Parkway: A Case Study in Evaluating the Significance and Integrity of Mid-Twentieth-Century Parkways." Paper presented at national *Preserving the Historic Road in America* Conference, April 6-9, 2000, Morristown, New Jersey.
- 2000-2008

Archival Research on Elizabeth and Gershom Frazee and the Frazee House. Paper presented for several audiences, including Historical Society of Scotch Plains and Fanwood, Westfield Historical Society, Fanwood-Scotch Plains Rotary Club.

Expert Testimony

2007 Wychwood Gate House presentation to Planning and Zoning Comm., Westfield, N.J.

Consulting and Grant Writing

2017 Blackstone Quaker Meeting House restoration. Completed successful Massachusetts Preservation Projects Fund Grant application, \$20K.
2003-2011 Fanwood-Scotch Plains Rotary Frazee House, Inc. Provide ongoing project coordination and consulting services. Delivered successful grant applications awarded totaling \$110K+.

Professional Employment:

1999-present Stacy E. Spies, Historic Preservation Consultant
Scotch Plains, N.J., Ridgefield, Ct. and Hopkinton, Mass.

1996-1999 Principal Investigator for Architectural History
Richard Grubb & Associates, Inc., Cranbury, N.J.

1997 Senior Architectural Historian, Principal Investigator for Architectural History
The RBA Group, Morristown, N.J.

1995-1999, 2001-2002 Architectural Historian, Principal Investigator for Architectural History
ARCH², Inc., Metuchen, N.J.

1993-1994 Architectural Technician, GS-05, Historic American Buildings Survey/Historic
American Engineering Record
National Park Service, Mid-Atlantic Regional Office, Philadelphia, Pa.

Volunteer: Collections Specialist, Girl Scout Museum at Cedar Hill, Waltham, Mass.

Board Activities: Former Member, Hopkinton Historic District Commission
Vice-Chair, Scotch Plains Historic Preservation Commission
Board, Historical Society of Scotch Plains-Fanwood
Board of Trustees, Mount Hope Historical Conservancy

Application Form

Profile

Kevin _____ Mccaffrey _____
First Name Middle Initial Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Vertex Pharmaceuticals _____
Employer

Contracts Paralegal _____
Job Title

Which Boards would you like to apply for?

Historical Commission: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

As an avid history enthusiast I am interested in preserving and promoting the historical significance of Hopkinton. The town's rich history should be highlighted and preserved, especially for our youth. Now more than ever, with great expanding progress in our town, I feel that it is essential that we have strong voices to protect our historical structures for future generations. I would greatly like the pleasure of serving on the Historical Commission as a way to give back to our town. Thank you.

Upload a Resume

2021 Annual Town Meeting & FY 22 Budget Timeline

Please note that some of the dates provided below are an estimation and may change. Please call the Town Manager's office at 508-497-9700 with questions.

Any updates will be made to this document. For your convenience, references to relevant state laws, local bylaws, Town Charter and policies are also included.

September 29, 2020	Town Manager gains consensus on budget timeline and budget message with Select Board, Appropriation Committee and School Committee. (Charter § 7-2(a)) Town Manager issues Budget Schedule.
September 30, 2020	CFO distributes budget materials.
October 1, 2020	<i>Deadline for establishing and issuing budget schedule (Charter § 7-2(a))</i>
October 22, 2020	Deadline to submit CPC applications
November 2, 2020	Municipal Services budgets due to Town Manager.
November 10, 2020	Select Board discusses its one potential articles, including any General Bylaw changes
November 16, 2020	Town Manager CIP review.
November 16, 2020	CPC capital requests due to CIC
November 16, 2020	Long Term capital plans due to CIC.
December 1, 2020	<i>Town officials and multiple member bodies may submit draft warrant articles to Town Counsel for review and comment (SB policy).</i>
December 1, 2020	Select Board discusses its own potential articles, including any General Bylaw changes.
December 10, 2020	Select Board, School Committee, Appropriation Committee Joint Meeting - Budget Update
December 17, 2020	School Superintendent presents budget
December 18, 2020	CIC & CPC complete capital hearings and submit to Town

	Manager.
December 18, 2020	Town Manager completes Municipal Services budget review.
December 15 or 22, 2020	<i>Select Board vote to open the ATM warrant on January 3, 2020 (or before). (120 days before ATM)</i> Select Board discusses its own potential articles, including any General Bylaw changes.
January, 2021	Planning Board public hearing on zoning articles (date scheduled by Planning Board, Zoning Bylaw §210-153; MGL c.40A §5.
January 3, 2021	ATM Warrant opens. Submission of proposed warrant articles begins.
January 4, 2021	School Superintendent presents budget to School Committee
January 5, 2021	Select Board discusses its own potential ATM articles.
January 11, 2021	School Committee Public Hearing/Board Discussion, with Select Board and Appropriation Committee
January 18, 2021	School Committee Votes FY 22 Budget
January 19, 2021	Select Board review its own ATM articles; vote to submit own articles into warrant.
January 26, 2021	<i>Town Manager submits a consolidated budget to the Select Board.</i>
February 2, 2021	<i>ATM Warrant closes (90 days before ATM, Charter § 2-3).</i> <ul style="list-style-type: none"> ● All petitions for warrant articles submitted to Town Clerk for signature confirmation. ● Town Manager refers all appropriation articles to Appropriation Committee. ● Select Board refers voter petitions to Board of Registrars (MGL c.39 § 10). ● Select Board refers all zoning articles to Planning Bd. within 14 days of submission (MGL c.40A § 5).
February 2, 2021	Select Board conducts budget and capital hearings. Select Board reviews language of its own ATM articles.
February 10, 2021	Draft ATM Warrant to Town Counsel

<i>Feb. 15-19 School Vacation</i>	
February 9, 23, 2021	Select Board budget and capital hearings. Select Board finalize language of its own ATM articles.
March, 2021	Public Forum - General Bylaw articles submitted into Warrant, hosted by those proposing the General Bylaw articles. (optional)
March 2, 2021	Select Board budget and capital hearings. Select Board finalize language of its own ATM articles.
March 16, 2021	<i>Select Board adopts budget and capital and submits to Appropriation Committee.</i>
March 16, 2021	Draft ATM Warrant to Select Board for review. Working session with Department Heads - Non-financial Warrant articles, as needed. Select Board take positions on Warrant articles
March 29, 2021	Last day to file nomination papers for town election (MGL c.53 § 7, 49 days prior to election).
April 6, 2021	Select Board review ATM Warrant. Select Board take positions on Warrant articles. Select Board finalize ballot questions. Select Board review draft Motions.
April 8, 2021	<i>Appropriation Committee holds hearing and votes on budget and delivers required report by April 19. (At least 14 days before ATM, Charter § 7-2(b))</i>
April 9, 2021	Warrant and Motions Document completed by Town Counsel.
April 12, 2021	Deadline for submission of powerpoint presentations for ATM. Send to Moderator for approval.
April 12, 2021	<i>Deadline for final written notice of any ballot questions to be submitted to the Town Clerk (35 days before annual town</i>

	<i>election, MGL c.54 § 42C).</i>
April 13, 2021	Select Board review draft Motions. Select Board take positions on Warrant articles. Select Board sign ATM Warrant. Select Board discuss its town meeting presentations.
April 13, 2021	<i>Last day to register to vote for the Annual Town Meeting and Annual Town Election (20 days before Town Meeting/Election M.G.L. c. 51 § 1F).</i>
April 14, 2021	Moderator's Meeting: Review of final motions and meeting process with Town Counsel, SB Chair, Moderator, Appropriation Committee Chair, Town Manager, Principal Planner/Planning Board Chair, School Committee Chair, School Superintendent, Finance Director, Town Clerk, Asst. Town Manager, Deputy Moderator.
April 16, 2021	<i>Town Report, Q&As and other documents made available (Annual Town Report 14 days before ATM, Charter § 3-1(f)).</i>
<i>School Vacation April 16 - 23</i>	
April 19, 2021	<i>All Town Meeting Reports/handouts Must be Published and Available to the Public</i>
April 20, 2021	Select Board review and assign town meeting duties/presentations.
April 23, 2021	<i>Combined Election and Warrant posted at least 8 days before ATM (Bylaws § 47-1; MGL c.39 §§ 9A, 10).</i>
May 3, 2021	Annual Town Meeting (<i>First Monday in May, Bylaws § 47-2</i>)
May 17 2021	Annual Town Election (<i>3rd Monday in May, Bylaws § 47-2</i>)

ORDER OF TAKING

The Select Board of the Town of Hopkinton, in the County of Middlesex and Commonwealth of Massachusetts, acting under the authority of and in accordance with General Laws Chapters 82 & 79, as amended, and by virtue of the authority conferred upon them by a vote of more than two-thirds under Article 21 of the Annual Town Meeting held on September 12, 2020, a certified copy of which is attached hereto as Exhibit A, do hereby take for and on behalf of the Inhabitants of the Town of Hopkinton, the private way known as "Legacy Farms North," from Wilson Street to East Main Street, together with easements for drainage, utility, and other purposes.

Said way and easements are more particularly described as "Legacy Farms Road" on that certain plan entitled "Legacy Farms Road North" prepared by Vanasse Hangen Brustlin, Inc., and dated May 25, 2012, which Plan was previously recorded at the Middlesex Registry of Deeds Southern District as Plan No. 943 of 2012.

This way and associated easements are taken for public convenience and necessity. Included with this taking is the perpetual right and easement to use, construct, inspect, repair, operate, maintain and replace surfaces, infrastructure, water mains, drainage pipes, appurtenances, and any structures of any type, located within said roadways, sidewalks and associated easements, as are commonly used and maintained in the Town of Hopkinton, and the right to enter on foot and with equipment and vehicles to perform any of said work.

Also included with this taking are all ownership rights in all of said water mains, drainage pipes, manholes, conduits, fixtures, headwalls and all appurtenances thereto that are now or hereafter constructed or installed in, through, or under the above described land.

No damages will be awarded. G.L. c.79, §§14 and 16, provide that you may petition the Superior Court for an assessment of damages within three (3) years after the right to damages has vested.

IN WITNESS WHEREOF, a majority of the Select Board of the Town of Hopkinton have signed the foregoing Order of Taking this _____ day of _____ 2021.

BRENDAN TEDSTONE, CHAIR

IRFAN NASRULLAH, VICE CHAIR

BRIAN HERR

MARY JO LAFRENIERE

AMY RITTERBUSCH

COMMONWEALTH OF MASSACHUSETTS

On this day of 2021, before me, the undersigned notary public, personally appeared the above-named Brendan Tedstone, Irfan Nasrullah, Brian Herr, Mary Jo LaFreniere, and Amy Ritterbusch, a majority of the Select Board for the Town of Hopkinton, known to me to be the people whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and acknowledged the foregoing instrument to be the free act and deed of a majority of the Select Board of the Town of Hopkinton, before me.

Notary Public
My Commission Expires:

EXHIBIT A

[certified copy of Town of Hopkinton Town Meeting vote on Article 21 of the September 12,
2020 Annual Town Meeting]

SELECT BOARD LIAISON LIST FY 2021	Brendan	Irfan	Brian	Mary Jo	Amy	Norman	Elaine
FINANCE							
Appropriation Committee						X	
Board of Assessors				X			
Town Manager's Budget Advisory Team				X			
Capital Improvement Committee						X	
Cable Advisory Committee						X	
PUBLIC SAFETY							
Animal Control							X
Fire Department	X						
Police Department	X						
PERMITTING							
Board of Appeals					X		
Conservation Commission		X					
Planning Board					X		
Board of Health				X			
Permanent Building Committee		X					
EDUCATION							
School Committee	X						
Reg. Voc. Tech School Committee	X						
School Reentry Advisory Group	X						
PUBLIC SERVICES							
Cemetery Commission				X			
HUMAN SERVICES							
Town Clerk's Office						X	
Personnel Committee						X	
Council on Aging				X			
Veterans Services						X	
ADA Oversight Committee		X					
Veterans Celebration Committee	X						
Tax Relief Committee				X			
CULTURAL/RECREATIONAL							

SELECT BOARD LIAISON LIST FY 2021	Brendan	Irfan	Brian	Mary Jo	Amy	Norman	Elaine
Hopkinton Cultural Council		X					
Marathon Committee				X			
Marathon Fund Committee (Has a 1 year term appointed by Board; may be a SB member; currently vacant. If SB member joins, no liaison needed)				X			
Public Library			X				
Parks & Recreation Commission				X			
Youth Commission		X					
Community Preservation Committee					X		
HISTORIC PRESERVATION							
Woodville Historic District Commission					X		
Hopkinton Historic District Commission					X		
Historical Commission					X		
OTHER							
Sustainable Green Committee				X			
Trail Coordination and Management Committee	X						
Growth Study Committee					X		
Commissioners of Trust Funds						X	
Lake Maspenock Dam Advisory Group						X	
Fruit Street						X	
Hopkinton Schools Athletic Field Subcommittee			X				
Boston Athletic Association		X					
APPOINTED BOARD/COMMITTEE MEMBERSHIPS							
Elementary School Building Committee (Life of the Project)	X						
Irvine-Todaro Properties Advisory Group (Life of the Project)				X			
Pratt Farm Master Plan Team (Life of the Project)			X				
Upper Charles Trail Committee (3-year term expiring 6/30/22)		X					
Open Space Preservation Commission (5-year term expiring 6/30/21)	X						
Affordable Housing Trust Fund Board (2-year term expired 6/30/20)		X					
Metropolitan Area Planning Council Representative, Select Board member (Town Manager Appointment)					X		X
MetroWest Regional Transit Authority (1-year term)				X			



Elaine Lazarus <elainel@hopkintonma.gov>

Advisory Board Success & More Work To Do

Brian Kane, MBTA Advisory Board <bkane@mbtaadvisoryboard.org>
Reply-To: bkane@mbtaadvisoryboard.org
To: selectboard@hopkintonma.gov

Tue, Dec 15, 2020 at 2:00 PM



Providing Public Oversight

Dear Brendan,

Links to news coverage of yesterday's MBTA actions:

- [T Board Adopts Service Cuts With Plan To Reconsider In Spring](#) (WGBH)
- [MBTA service will be cut significantly in early 2021](#)(Boston Globe)

“One definition of a good compromise is nobody is happy. We’re not happy, but we’re happier than with the original proposal. I think the T listened, and the ground moved quite a bit.”

- Brian Kane, Acting Executive Director quoted in the Boston Globe 12/15/20

Yesterday's decision by the MBTA to reduce service in the region, while far from ideal, is more in line with the Advisory Board's "cut back, don't cut off" recommendations than what the T originally proposed.

Our efforts helped prevent the elimination of the following:

- Ferry service
- Weekend Commuter Rail
- 25 bus routes
- Suburban bus subsidy program

Cities and towns did not get all we wanted, but what we got is much, much better than what the T first proposed. This is a win for our voice, and I am proud of our efforts and our process.

Your staff will continue to closely monitor MBTA decisions and policies, and report back to you on how we will continue to represent the interests of the cities and towns that pay over \$176 million to the MBTA annually.

Thank you to all of you who have participated on the Board in 2020 - what a year it has been. The Advisory Board will be back in 2021 with a new strategic plan, and new initiatives to ensure that municipal matters matter to the T.

Happy Holidays and here's to a better 2021 for all!

**Brian Kane
Acting Executive Director**

177 Tremont Street
Boston, MA 02111



Phone: 617-426-6054
Fax: 617-451-2054

Contact Us

MBTA Advisory Board | [177 Tremont Street, Fl 4, Boston, MA 02111](#)

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Sent by bkane@mbtaadvisoryboard.org powered by



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Elaine Lazarus <elainel@hopkintonma.gov>

Verizon Fios TV - LFA Notification - TeleRitmo

'Connors, Niall S' via Select Board Office <selectboard@hopkintonma.gov>
Reply-To: "Connors, Niall S" <niall.s.connors@verizon.com>

Tue, Dec 15, 2020 at 11:47 AM

Dear Municipal Official:

This is to notify you of a certain change to Fios® TV programming.

On or after February 1, 2021, programming from TeleRitmo on Fios TV channel 1666 will be discontinued from the Fios TV Mundo package but will remain in the Spanish Language Package, La Conexion and Fios TV Mundo Total.

Verizon will begin notifying subscribers through the Fios® TV Message Center on or around December 15, 2020. A sample customer notice is attached.

Access to the Fios® TV channel lineup is available 24/7 online at [verizon.com/fiostvchannels](https://www.verizon.com/fiostvchannels).

We realize that our customers have other alternatives for entertainment and our goal is to offer the best choice and value in the industry. Verizon appreciates the opportunity to conduct business in your community. Should you or your staff have any questions, please contact me.

Sincerely,

The Verizon logo, consisting of the word "verizon" in a bold, black, sans-serif font with a red checkmark above the "i".

Niall Connors

Franchise Service Manager
Fios Video Franchising
Verizon Consumer Group

O 857 415 5123
M 781 715 7058
6 Bowdoin Square
Floor 10
Boston, MA 02114



Customer Notice_TeleRitmo.pdf

28K



Elaine Lazarus <elainel@hopkintonma.gov>

Verizon Fios TV - LFA Notification - AyM Sports, Canal 22, Canal Once

'Connors, Niall S' via Select Board Office <selectboard@hopkintonma.gov>
Reply-To: "Connors, Niall S" <niall.s.connors@verizon.com>

Tue, Dec 15, 2020 at 11:30 AM

Dear Municipal Official:

This is to notify you of a certain change to Fios® TV programming.

On or after February 1, 2021, programming from AyM Sports on Fios TV channel 1535, Canal Once on Fios TV channel 1567 and Canal 22 on Fios TV channel 1646 will be discontinued from all Fios TV packages except the Spanish Language Package.

Verizon will begin notifying subscribers through the Fios® TV Message Center on or around December 15, 2020. A sample customer notice is attached.

Access to the Fios® TV channel lineup is available 24/7 online at [verizon.com/fiostvchannels](https://www.verizon.com/fiostvchannels).

We realize that our customers have other alternatives for entertainment and our goal is to offer the best choice and value in the industry. Verizon appreciates the opportunity to conduct business in your community. Should you or your staff have any questions, please contact me.

Sincerely,

The Verizon logo, consisting of the word "verizon" in a bold, black, sans-serif font with a red checkmark above the "i".

Niall Connors

Franchise Service Manager
Fios Video Franchising
Verizon Consumer Group

O 857 415 5123
M 781 715 7058
6 Bowdoin Square
Floor 10
Boston, MA 02114

Customer Notice_ AyM and Canal Channels.pdf
31K



Elaine Lazarus <elainel@hopkintonma.gov>

Verizon Fios TV - LFA Notification - Big Ten Network SD

'Connors, Niall S' via Select Board Office <selectboard@hopkintonma.gov>
Reply-To: "Connors, Niall S" <niall.s.connors@verizon.com>

Tue, Dec 15, 2020 at 11:08 AM

Dear Municipal Official:

This is to notify you of a certain change to Fios® TV programming.

On or around February 1, 2021 the SD channels Big Ten Network 1 (Ch. 330), Big Ten Network 2 (Ch. 331) and Big Ten Network 3 (Ch. 333) will be removed from the Fios TV line-up; however, they will be available in High Definition beginning on or around January 1, 2021 on channels 830, 831, and 833.

Verizon will begin notifying subscribers through the Fios® TV Message Center on or around December 16, 2020. A sample customer notice is attached.

Access to the Fios® TV channel lineup is available 24/7 online at [verizon.com/fiostvchannels](https://www.verizon.com/fiostvchannels).

We realize that our customers have other alternatives for entertainment and our goal is to offer the best choice and value in the industry. Verizon appreciates the opportunity to conduct business in your community. Should you or your staff have any questions, please contact me.

Sincerely,

The Verizon logo, consisting of the word "verizon" in a bold, black, sans-serif font with a red checkmark above the "i".

Niall Connors

Franchise Service Manager
Fios Video Franchising
Verizon Consumer Group

O 857 415 5123
M 781 715 7058
6 Bowdoin Square
Floor 10
Boston, MA 02114



Customer Notice Big Ten Network .pdf

36K



Elaine Lazarus <elainel@hopkintonma.gov>

Verizon Fios TV - LFA Notification - TyC Sports & Cine Nostalgia

'Connors, Niall S' via Select Board Office <selectboard@hopkintonma.gov>
Reply-To: "Connors, Niall S" <niall.s.connors@verizon.com>

Tue, Dec 15, 2020 at 11:35 AM

Dear Municipal Official:

This is to notify you of a certain change to Fios® TV programming.

On or after February 1, 2021, programming from Cine Nostalgia on Fios TV channel 1687 and TyC Sports on Fios TV channel 1536 will be discontinued from all Fios TV packages except the Spanish Language Package and Fios TV Mundo Total.

Verizon will begin notifying subscribers through the Fios® TV Message Center on or around December 15, 2020. A sample customer notice is attached.

Access to the Fios® TV channel lineup is available 24/7 online at [verizon.com/fiostvchannels](https://www.verizon.com/fiostvchannels).

We realize that our customers have other alternatives for entertainment and our goal is to offer the best choice and value in the industry. Verizon appreciates the opportunity to conduct business in your community. Should you or your staff have any questions, please contact me.

Sincerely,

The Verizon logo, consisting of the word "verizon" in a bold, black, sans-serif font with a red checkmark above the letter "i".

Niall Connors

Franchise Service Manager
Fios Video Franchising
Verizon Consumer Group

O 857 415 5123
M 781 715 7058
6 Bowdoin Square
Floor 10
Boston, MA 02114



Customer Notice TyC and Cine Channels.pdf

30K

SB



**TOWN OF HOPKINTON
BOARD OF APPEALS**

RECEIVED
TOWN OF HOPKINTON
2020 DEC 22 PM 4:21
TOWN CLERK'S OFFICE

Town Hall
18 Main Street - 3rd Floor
Hopkinton, MA 01748
508-497-9745
www.hopkintonma.gov

Mark J. Hyman, Chair
Rory Warren, Vice Chair
John Coutinho, Clerk

zba@hopkintonma.gov

December 22, 2020

PUBLIC HEARING NOTICE

The Board of Appeals will hold a public hearing on **Wednesday, January 13, 2021, at 7:00 P.M.** to hear all persons interested in the Petition for Special Permit and/or Variance filed by **Ravenwood LLC, 43 Smith Road, Hopkinton, MA**. The Petitioner seeks relief from the lot frontage requirements in the Hopkinton Zoning Bylaws to construct a new single family home at **6 Whisper Way (Lot 8), Hopkinton, MA**, by allowing the driveway to be located across the frontage of the abutting property at 17 Whisper Way (Lot 7). The properties are shown on a portion of Assessors Map R16 Block 26 Lot 0 and Map U14 Block 28 Lot A. The hearing will be held remotely under the provisions of Governor Baker's Order of March 12, 2020, regarding the Open Meeting Law during the COVID-19 emergency using the Zoom meeting service (<https://zoom.us> or phone dial in 646-876-9923, Meeting ID 829 1642 1157, Passcode 524635). Additional information may be obtained by emailing zba@hopkintonma.gov or by calling the Department of Land Use, Planning and Permitting at 508-497-9745. This legal notice is also posted on the Massachusetts Newspaper Publishers Association (MNPA) website at <http://masspublicnotices.org>.

John Coutinho
Clerk

21-011



TOWN OF HOPKINTON

BOARD OF APPEALS

Town Hall
18 Main Street - 3rd Floor
Hopkinton, MA 01748
508-497-9745
www.hopkintonma.gov

2020 DEC 22 PM 4:21

Mark J. Hyman, Chair
Rory Warren, Vice Chair
John Coutinho, Clerk

zba@hopkintonma.gov

December 22, 2020

PUBLIC HEARING NOTICE

The Board of Appeals will hold a public hearing on **Wednesday, January 13, 2021, at 7:00 P.M.** to hear all persons interested in the Application for Special Permit and/or Variance filed by **Anna Maria Gammal, 60 Lake Shore Drive, Hopkinton, MA**, for an addition to a preexisting nonconforming single family home at **60 Lake Shore Drive, Hopkinton, MA**, that does not meet the minimum setback requirements. The property is shown on Assessors Map R33 Block 3 Lot 0. The public hearing will be held remotely under the provisions of Governor Baker's Order of March 12, 2020, regarding the Open Meeting Law during the COVID-19 emergency using the Zoom meeting service (<https://zoom.us> or phone dial in 646-876-9923, Meeting ID 829 1642 1157, Passcode 524635). Additional information may be obtained by emailing zba@hopkintonma.gov or by calling the Department of Land Use, Planning and Permitting at 508-497-9745. This legal notice is also posted on the Massachusetts Newspaper Publishers Association (MNPA) website at <http://masspublicnotices.org>.

John Coutinho
Clerk

21-012



TOWN OF HOPKINTON BOARD OF APPEALS

Town Hall
18 Main Street - 3rd Floor
Hopkinton, MA 01748
508-497-9745
www.hopkintonma.gov

2020 DEC 22 PM 4:21

Mark J. Hyman, Chair
Rory Warren, Vice Chair
John Coutinho, Clerk

zba@hopkintonma.gov

December 22, 2020

PUBLIC HEARING NOTICE

The Board of Appeals will hold a public hearing on **Wednesday, January 13, 2021, at 7:00 P.M.** to hear all persons interested in the Application for Special Permit and/or Variance filed by **116 Hayden Rowe, LLC, 223 Hayden Rowe, Hopkinton, MA**. The Applicant seeks relief from the Hopkinton Zoning Bylaws to alter an existing structure, permitted and used as a commercial storage garage, to build a 2-story, 4-family residential home at **116 Hayden Rowe, Hopkinton, MA**, and to convert the existing 3-family home as it currently exists on the property to a 3-family dwelling without need for any interior or exterior changes. The property is shown on Assessors Map U22 Block 6 Lot 0. The public hearing will be held remotely under the provisions of Governor Baker's Order of March 12, 2020, regarding the Open Meeting Law during the COVID-19 emergency using the Zoom meeting service (<https://zoom.us> or phone dial in 646-876-9923, Meeting 829 1642 1157, Passcode 524635). Additional information may be obtained by emailing zba@hopkintonma.gov or by calling the Department of Land Use, Planning and Permitting at 508-497-9745. This legal notice is also posted on the Massachusetts Newspaper Publishers Association (MNPA) website at <http://masspublicnotices.org>.

John Coutinho
Clerk

21-013



TOWN OF HOPKINTON BOARD OF APPEALS

Town Hall
18 Main Street - 3rd Floor
Hopkinton, MA 01748
508-497-9745
www.hopkintonma.gov

2020 DEC 22 PM 4: 21

Mark J. Hyman, Chair
Rory Warren, Vice Chair
John Coutinho, Clerk

zba@hopkintonma.gov

December 22, 2020

PUBLIC HEARING NOTICE

The Board of Appeals will hold a public hearing on **Wednesday, January 13, 2021, at 7:00 P.M.** to hear all persons interested in the Application for Special Permit and/or Variance filed by **Rens F. Hayes IV, 20 Downey Place, MA**, to demolish an existing dwelling and construct a new single family home at **20 Downey Place, Hopkinton, MA**, that does not meet the minimum setback requirements. The property is shown on Assessors Map L36 Block 51 Lot 0. The hearing will be held remotely under the provisions of Governor Baker's Order of March 12, 2020, regarding the Open Meeting Law during the COVID-19 emergency using the Zoom meeting service (<https://zoom.us> or phone dial in 646-876-9923, Meeting ID 829 1642 1157, Passcode 524635). Additional information may be obtained by emailing zba@hopkintonma.gov or by calling the Department of Land Use, Planning and Permitting at 508-497-9745. This legal notice is also posted on the Massachusetts Newspaper Publishers Association (MNPA) website at <http://masspublicnotices.org>.

John Coutinho
Clerk

21-014

813



TOWN OF HOPKINTON
OFFICE OF THE
PLANNING BOARD
18 Main Street, Hopkinton MA 01748
(508) 497-9745

2020 DEC 22 PM 3:10

December 22, 2020

AMENDED CERTIFICATE OF PLANNING BOARD ACTION

Application for Amendment of an approved definitive subdivision plan entitled **“DEFINITIVE SUBDIVISION PLAN, CHAMBERLAIN STREET AND WHALEN ROAD”** filed by REC Hopkinton, LLC, Paul Mastroianni, 77 West Main Street, Suite 213, Hopkinton, MA, located off Chamberlain Street and Whalen Road, Hopkinton Assessors Map R23-109-0 through R23-135-0, and Map R24-1-1 through R24-1-6.

The Planning Board of the Town of Hopkinton (the “Planning Board”) held a duly noticed public hearing on December 7, 2020, on the application of REC Hopkinton, LLC, Paul Mastroianni (the “Applicant”), submitted on November 3, 2020, for an amendment to the approved 32-lot definitive subdivision plan entitled “Definitive Subdivision Plan, Chamberlain Street and Whalen Road” (the “Subdivision Plan”). The land is owned by REC Hopkinton, LLC. The Subdivision Plan was prepared by Bohler Engineering, dated December 11, 2017 and revised through October 30, 2020.

Project Background and History

Section 210-126.1 of the Zoning Bylaw, Residential subdivisions of 10 acres or more, requires that no residential subdivision of 10 acres or more shall be permitted except after application and approval pursuant to Article XVII, Open Space and Landscape Preservation Development (OSLPD). The Bylaw further provides that if the Board does not find that the OSLPD concept plan meets the requirements of the OSLPD bylaw, an applicant may propose a conventional subdivision plan. In a Decision dated November 14, 2017, the Planning Board denied approval of the OSLPD concept plan after finding that the plan did not meet the requirements of the OSLPD bylaw. The Subdivision Plan submitted on December 15, 2017 is a conventional subdivision plan.

The 102.77 acre site is located within the Agricultural and Office Park Zoning Districts, and the Water Resources Protection Overlay District. The approved Subdivision Plan shows a 2,246 foot long extension of Chamberlain Street and a 1,332 foot long extension of Whalen Road, the ends of which are connected by an Emergency Access. The site consists of wooded land and wetland resource areas. The Subdivision Plan would create 44.8 acres of open space in one parcel, which would be donated to the Town.

Proposed Amendments

The Applicant has proposed a reduction in the number of units from 32 to 29, straightening and reduction in length of Whalen Road, and adjustment of lot lines as a result of the other two modifications.

Written comments and recommendations on the amended Subdivision Plan were received from BETA Group, Inc., the Board's consulting engineer and the Hopkinton Board of Health. The Board considered all comments and recommendations received during the public hearing process.

The reduction in the number of lots required an amendment to the approved Flexible Community Development (FCD) Special Permit, for which the Applicant submitted an application concurrently with the request to Amend the Definitive Subdivision Plan. The Board granted the amendment to the FCD Special Permit at the December 7, 2020 meeting.

The Applicant did not request any new waivers for the proposed amendments to the Plan, however, the Applicant did request that the previously granted waivers remain in place. The Board also determined that the previously approved conditions shall remain in effect unless modified below.

The Planning Board certifies that at a public meeting on December 7, 2020 it voted to approve the amended Subdivision Plan and Profile revised through October 30, 2020, drawn by Bohler Engineering, and submitted by the Applicant, subject to the following additional conditions:

1. The Applicant shall revise the submitted plans to address the comments as set forth in the BETA Peer Review Letter dated November 25, 2020.
2. The Applicant shall provide to the Planning Board confirmation that the Department of Public Works has reviewed and approved the proposed sewer system.


Robert Benson
Vice Chair

This decision is subject to appeal in accordance with MGL c.41, § 81-BB within 20 days after the decision is filed with the Town Clerk.

cc: Town Clerk
Bohler Engineering
Conservation Commission
Board of Health
Select Board

BETA Group, Inc.
Director of Municipal Inspections
Police Department
Fire Department
Director of Public Works



JB

2020 DEC 22 PM 3:10

1001

11/10/20

TOWN OF HOPKINTON
OFFICE OF THE
PLANNING BOARD
18 Main Street, Hopkinton MA 01748
(508) 497-9745

Decision

Subject Property: 0 Chamberlain Street, 0 Whalen Road; Hopkinton Assessors Map Assessors Map R23-109-0 through R23-135-0, and Map R24-1-1 through R24-1-6.
Project Name: "Chamberlain Street and Whalen Road" Subdivision

Re: Application of REC Hopkinton, LLC for an Amendment to the Special Permit pursuant to Article XI, Flexible Community Development, of the Hopkinton Zoning Bylaw

Applicant: Paul Mastroianni, REC Hopkinton, LLC, 77 West Main Street, Suite 213, Hopkinton, MA

Owner: REC Hopkinton, LLC, 77 West Main Street, Suite 213, Hopkinton, MA

Date: December 22, 2020

A. Procedural History

1. An Application for an amendment to the Special Permit dated April 30, 2018, amended July 12, 2019, was filed by the referenced Applicant on November 3, 2020, pursuant to Article XI, Flexible Community Development Bylaw (the "FCD Bylaw") of the Hopkinton Zoning Bylaw.
2. A public hearing on the Application was held on December 7, 2020.
3. A separate Application to the Planning Board was filed on November 3, 2020 for an amendment to the Definitive Subdivision Plan for the Subject Property reducing the number of lots from 32 to 29, modifying the layout of Whalen Road, and adjusting lot lines as a result of these modifications. The Planning Board voted to approve the amendment to the Definitive Subdivision Plan on December 7, 2020.
4. The Application and other submission materials were reviewed by the Planning Board and were submitted for comment to Town departments and officials as required. Throughout its deliberations, the Planning Board has been mindful of the statements of the Applicants, their consultants and representatives, and the comments of the general public, all as made at the public hearing.

B. Special Permit Criteria

Section § 210-59 of the Hopkinton Bylaw states that a special permit shall be granted if the proposal meets the requirements of the FCD Bylaw.

In accordance with Section § 210-223.G of the Zoning Bylaw, special permits, where granted, must be in harmony with the general purpose and intent of the Zoning Bylaw and may be subject to appropriate conditions.

C. Discussion

At the public hearing, the Applicant and his consultants described the revisions to the proposed residential subdivision, in which two (2) affordable dwelling units are required pursuant to the FCD Bylaw, given the reduced number of lots. The Board reviewed the materials submitted by the Applicant, which requested that the Board approve payment-in-lieu of providing affordable dwelling units. During the public hearing process, the Board expressed its desire for the Applicant to provide the affordable dwelling units rather than make the payments, however, the Board determined that it may be difficult to provide the two affordable units and therefore allowed the Developer the flexibility to make payments-in-lieu with the understanding that affordable units are strongly preferred.

D. General Findings of Fact

1. The Subject Property consists of 102.2 acres with frontage on Chamberlain Street and Whalen Road.
2. The Subject Property is located in the Agricultural (A) Zoning District, Office Park (OP) Zoning District, and the Water Resources Protection Overlay District (WRPOD).
3. The FCD Bylaw requires the provision of two (2) affordable dwelling units given the reduced number of units in the amended Definitive Plan. The Applicant proposes to provide two (2) off-site affordable dwelling units, provide payments-in-lieu, or a combination of the two options, in accordance with § 210-61 of the FCD Bylaw.

E. Specific Findings

In view of the foregoing, the Planning Board voted on December 7, 2020 to make the following findings relative to the FCD Bylaw:

- That the proposal meets the requirements of the FCD Bylaw. As authorized in the FCD Bylaw, the Applicant will provide two (2) affordable dwelling units either off-site or make payments-in-lieu in conformance with the FCD Bylaw, or a combination of the two options.

- That the use is in harmony with the general purpose and intent of the Zoning Bylaw. The intent of the FCD Bylaw is to increase the inventory of affordable housing in Hopkinton. The proposal is in harmony with the Bylaw's general purpose and intent.

The following members of the Planning Board voted to make the findings stated above:

Robert Benson	Yes	Jane Moran	Yes
Francis DeYoung	Yes	Deb Fein-Brug	Yes
Muriel Kramer	Yes	David Paul	Yes
Mary Larson-Marlowe	Yes	Sundar Sivaraman	Yes

No members of the Planning Board voted in opposition. Gary Trendel recused himself.

F. Decision and Conditions

After reviewing the information received and in light of the findings above, the Board voted to grant the amendment to the Special Permit subject to the conditions set forth in the original Special Permit Decision dated April 30, 2018 and previously amended July 12, 2019.

The following members of the Planning Board voted to grant the amendment to the Special Permit subject to the above-stated terms and conditions:

Robert Benson	Yes	Jane Moran	Yes
Francis DeYoung	Yes	Deb Fein-Brug	Yes
Muriel Kramer	Yes	David Paul	Yes
Mary Larson-Marlowe	Yes	Sundar Sivaraman	Yes

No members of the Planning Board voted in opposition. Gary Trendel recused himself.


Robert Benson, Vice Chair

Appeals of this Decision, if any, shall be made pursuant to MGL c. 40A s. 17 and shall be filed within twenty (20) days after the date of filing of this Decision with the office of the Town Clerk.

This Special Permit shall become void within three (3) years from the date of issue in accordance with Section 210-223 of the Zoning Bylaw.



The Commonwealth of Massachusetts
Executive Office for Administration and Finance
Division of Capital Asset Management and Maintenance
One Ashburton Place

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

Boston, Massachusetts 02108

Tel: (617) 727-1050

Fax: (617) 727-5363

MICHAEL J. HEFFERNAN
SECRETARY
ADMINISTRATION & FINANCE

CAROL W. GLADSTONE
COMMISSIONER

December 21, 2020

Chair
Board of Selectmen
Town of Hopkinton
18 Main Street
Hopkinton, Massachusetts 01748

RE: Commonwealth's Search for Lease Space

Dear Sir or Madam:

We wish to notify you that the Division of Capital Asset Management and Maintenance has issued an Invitation for Proposals (IFP) seeking to lease space in your community as summarized below:

Location: Acton, Ashland, Auburn, Ayer, Bedford, Bellingham, Billerica, Bolton, Boxford, Boylston, Burlington, Canton, Chelmsford, Concord, Dedham, Devens, Foxboro, Framingham, Franklin, Grafton, Holliston, Hopkinton, Hudson, Lawrence, Lexington, Littleton, Lowell, Mansfield, Marlborough, Maynard, Medway, Middleton, Milford, Millbury, Millis, Natick, Needham, Norfolk, North Andover, North Reading, Northborough, Norton, Norwood, Randolph, Reading, Shrewsbury, Southborough, Stoneham, Stow, Sudbury, Taunton, Tewksbury, Walpole, Waltham, Wayland, Westborough, Westford, Westwood, Wilmington, Woburn, Worcester, or Wrentham

Type of Space: Flex or Light Industrial
Amount of Space: Approximately 5,200 square feet of Usable Area
For Use By: Division of Standards
Project Number: 202001300.1

Proposals will be opened upon receipt and review will commence immediately. The IFP can be viewed and downloaded from COMMBUYS using the link at <http://www.mass.gov/dcamm/leasing>. You may also email leasing.dcamm@mass.gov or call 857-204-1355 to request a copy of the RFP, referencing the agency name and project number in your request.

Sincerely,

Dan Cordeau
Director, Office of Leasing and State Office Planning

cc: Matthew Cocciardi, DCAMM
John Prudente, DCAMM

