

Growth Study Committee

Report to

The Planning Board

April 26, 2021

# Planning Board Directive

## Specifically, the project aims to:

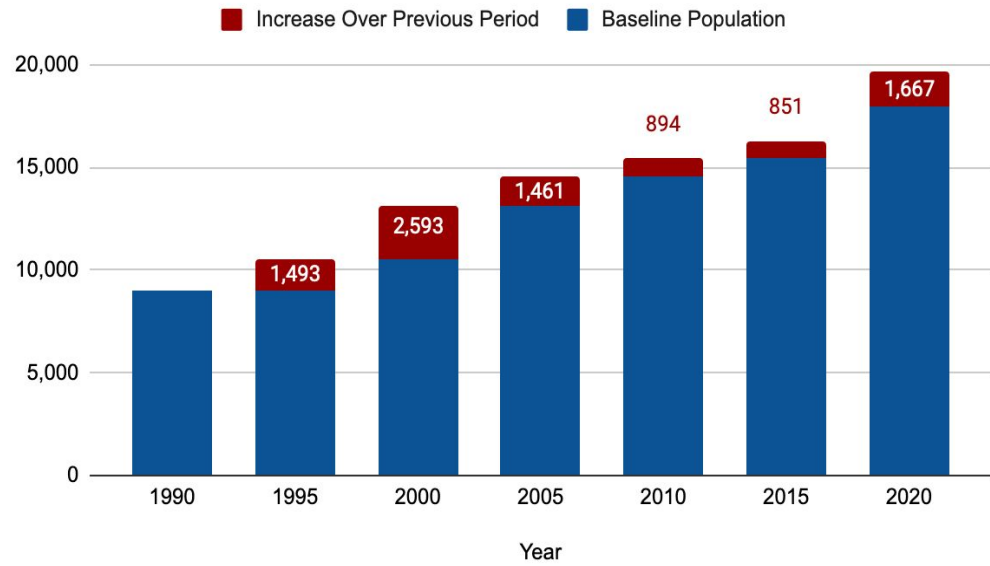
- Proactively manage growth;
- Enable better planning for town services;
- Identify parcels or zones that may have a significant impact on future growth patterns within the Town create plans to ensure continued use that is in the best interest of Hopkinton;
- Be proactive about maintaining the level of required affordable housing inventory in town.

## Deliverables shall include:

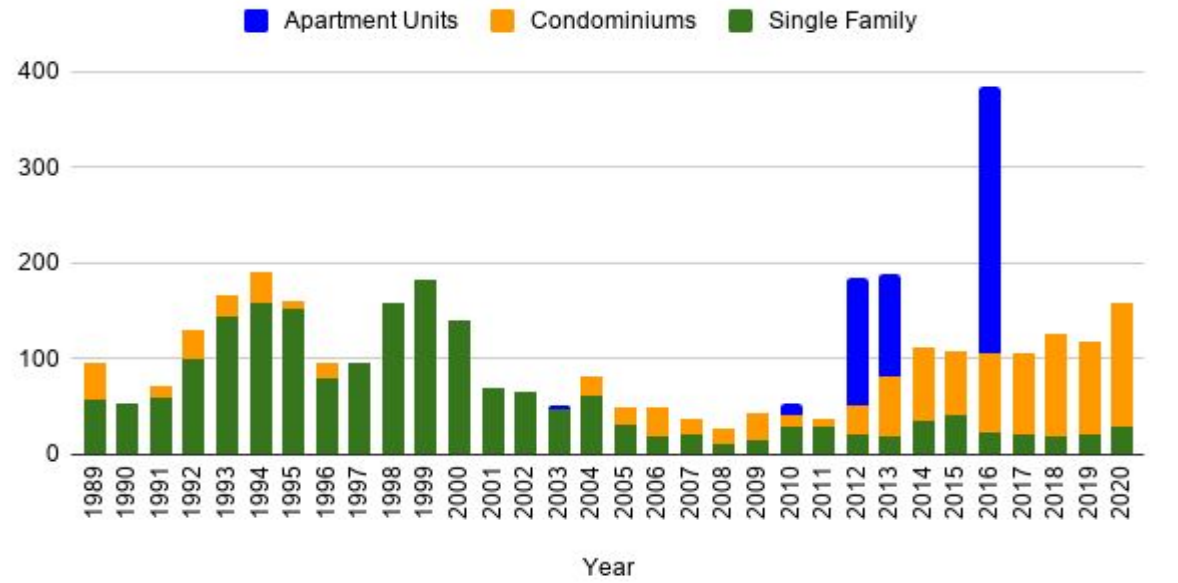
- Summary of public input collected throughout the project;
- Financial impact assessment of growth (residential and commercial) over the past 10 years (by zoned area);
- Forecast model of growth and financial impact (forward looking) by zoned area over the next 10 years;
- Identification and prioritization of current parcels and/or zones with highest potential for growth/change.  
Recommend optimal land uses/practices for each and contingency plans if alternative uses are proposed; and
- Create POA (Plan of Action) that incorporates major stakeholders (other boards, town leadership, etc.) and includes cadence and deliverables for ongoing growth monitoring.

# Data Collection

### Hopkinton Population Change in 5-Year Increments 1990-2020



### Hopkinton Residential Building Permits by Year

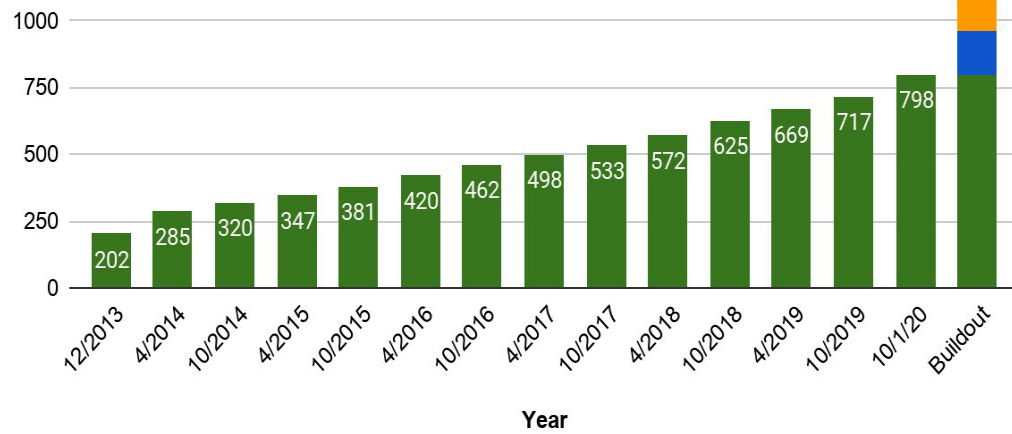


## Legacy Farms Occupancy Permits Issued and Remaining

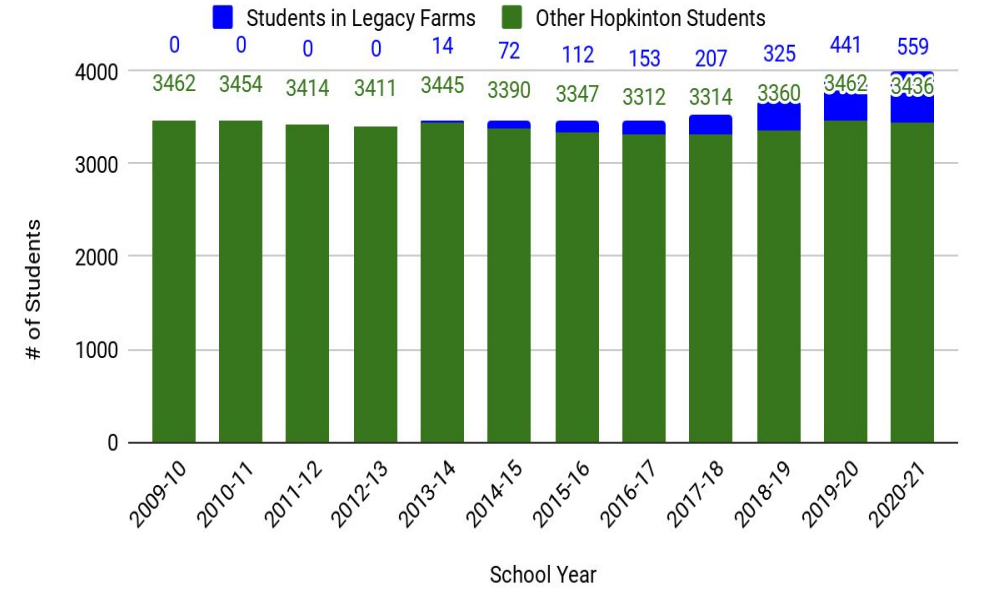
Buildout = 1,120 Units

147 Occupancy Permits Remaining (Unrestricted)

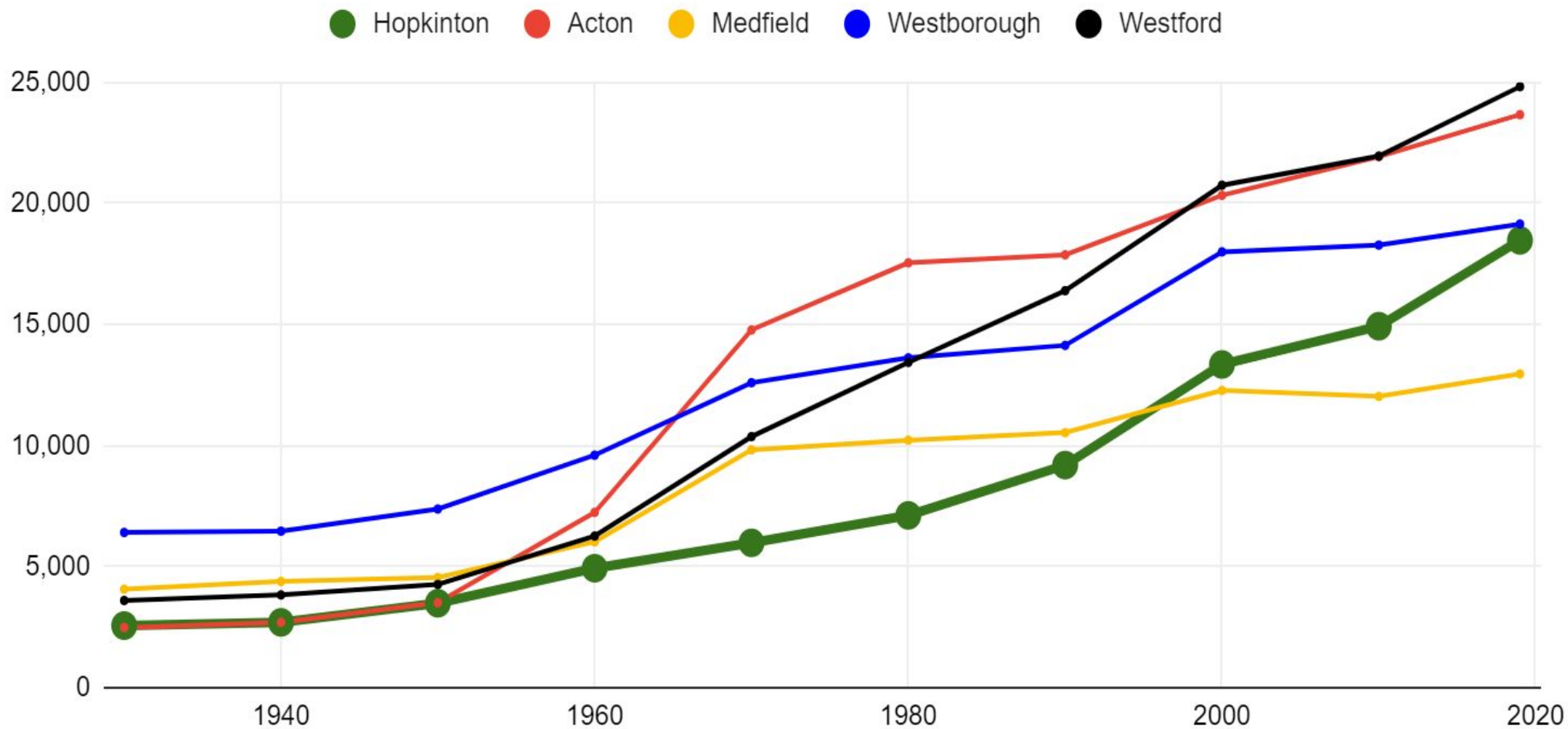
164 Over 55 Occupancy Permits Remaining    Occupancy Permits Issued



## Legacy Farms Enrollment



# Historical Population Growth: 1930-2019E



# PEER TOWN BENCHMARKING EXHIBITS

Exhibit 1: Population

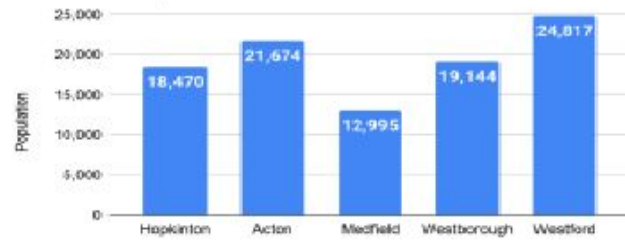


Exhibit 2: Population Density (people/sq. mi.)

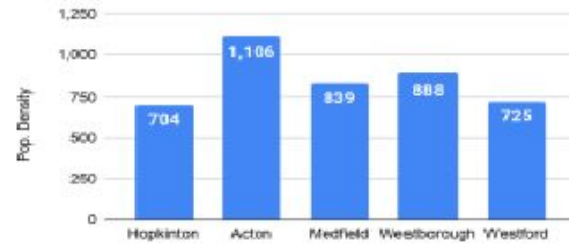


Exhibit 3: Population Growth 2010-2019

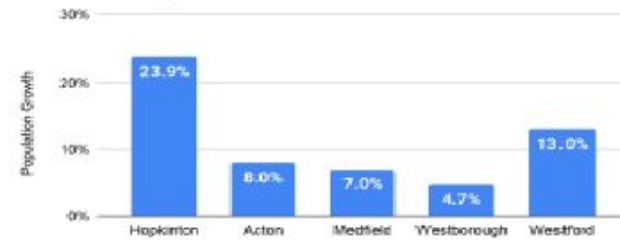


Exhibit 4: # Students

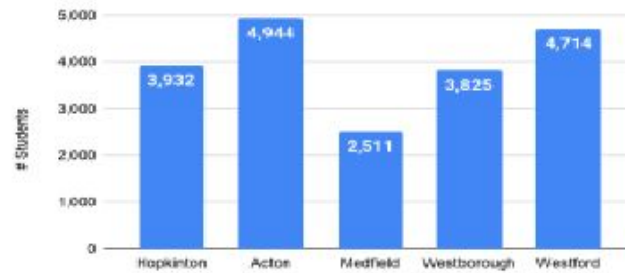


Exhibit 5: Students as % of Population

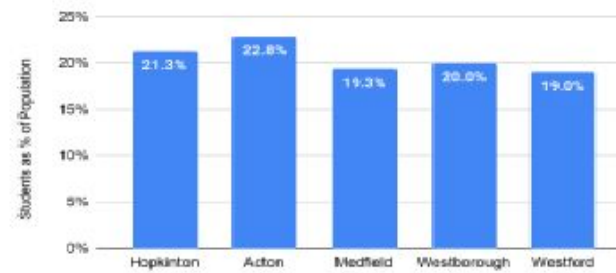


Exhibit 6: Avg. Single-Family Property Tax Bill

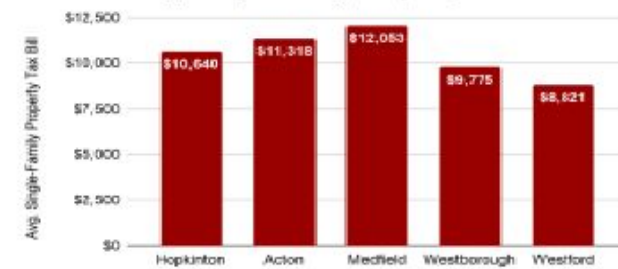


Exhibit 7: Total Budget (\$)

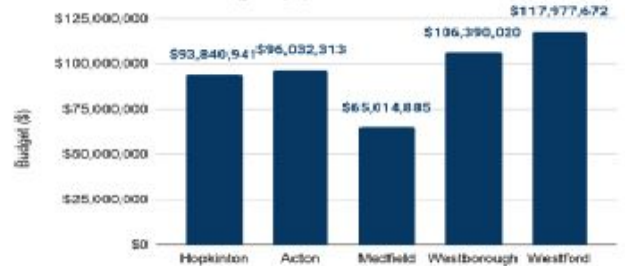


Exhibit 8: Education budget as % of Total Budget

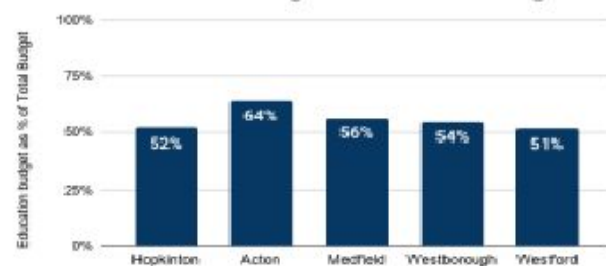


Exhibit 9: Debt per Household Breakdown (\$)



Exhibit 10: Debt Breakdown (\$)



Exhibit 11: School Debt as % of Total Debt

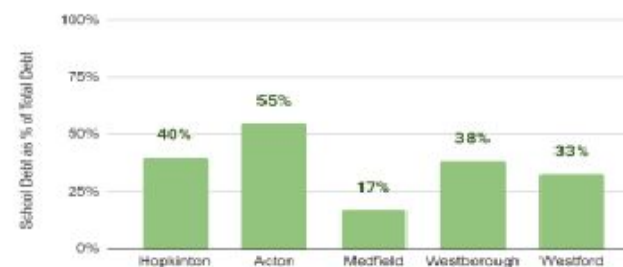
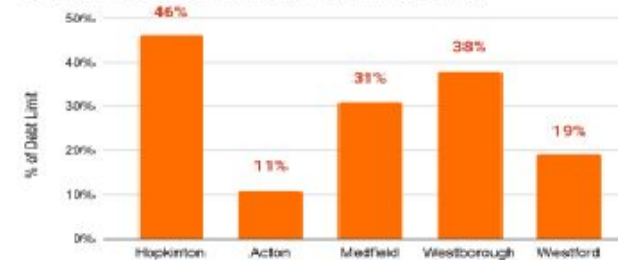


Exhibit 12: Total Debt as % Limit (2019)



Sources: Exhibits 1-3, U.S. Census Bureau 2015-19 American Community Survey Estimates; Exhibits 4-5, MA Dept. of Elementary & Secondary Schools; Exhibits 6-11, FY2020 Town Reports; Exhibit 12, MassAnalysis, Pioneer Institute, <http://www.massanalysis.com/index.php/debt/>.

# Financial Implications and Modeling



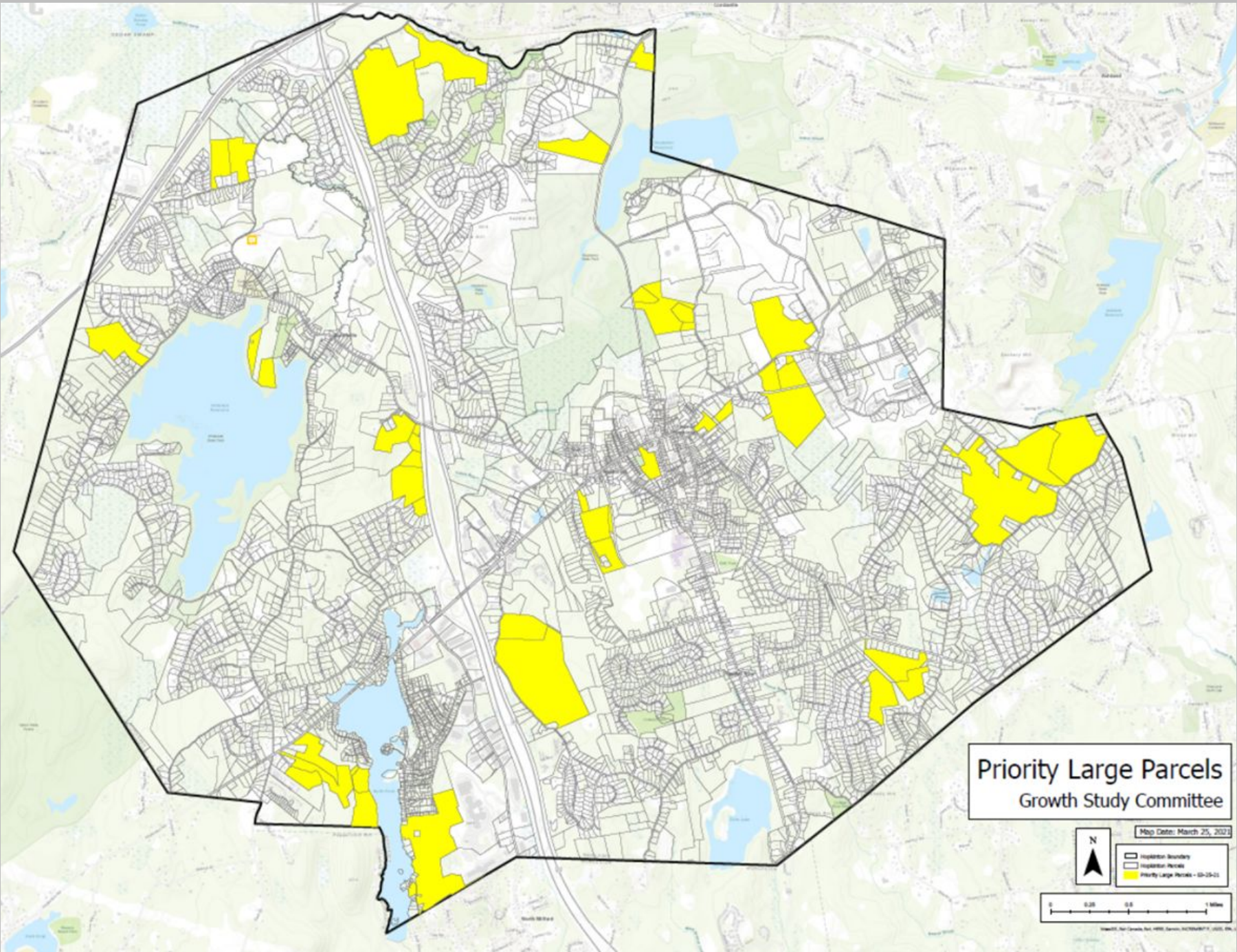
# Exhibits Prepared by Town CFO Tim O'Leary

- Ten Year History of Valuation by Property Class
- Ten Year History of “New Growth” (valuation taxable over and above the 2 ½% limitation)
- Ten Year Projection of Future Growth in Valuations
- Ten Year Projection of Tax Revenue by Property Class



Mapping

Remaining Large Unprotected Open Parcels



# Recommendations and Considerations

Focus Development Where It Makes Sense  
Disincentivize It Where It Doesn't

# Focus Downtown

- Explore Creation of a Historic Preservation with Development Overlay District
- Establish Form Based Zoning in Place of Use Based Zoning
- Consider Increased Residential Density
- Consider Implementing the Business Improvement District Provision in the Statutes

# Focus on the 495 Industrial Area South Street – Lumber Street – Elmwood Park

- Establish Economic Development Office in Town Hall
- Be Aware that Attracting Business is Competitive
- Re-evaluate Zoning On South Street to Permit Mixed Use Office, Lab, Commercial, and Residential Uses

# Disincentivize Growth in Remaining Green Spaces

Investigate or More Vigorously Pursue:

- Purchase of Development Rights Opportunities
- Conservation Easements
- Conservation Land Tax Credits
- Natural Resource Protection Zoning
- Chapters 61, 61A, 61B



# On-Going Growth Monitoring – Establish Town “Dashboard”

- Track Residential and Commercial/Industrial Building Permits
- Project New Development Based on Permit Inquiries and Applications
- Track Population Growth
- Track School Enrollment and Projections
- Financial Metrics
- Other (Miles of Road, Water Consumption, Public Safety Statistics, etc.)

# Be Aware of New Housing Choice Law

- Requires all MBTA Communities to Create a Dense (15 units/acre) Housing District Within 1/2 Mile of a Bus, Commuter Rail, or Light Rail
- Allows Certain Zoning Changes Related to Housing Development to Pass Town Meeting With a Simple Majority Vote

# Specific to the Planning Board

- Consider Requiring all Planning Board Members to Complete Basic Land Use Regulatory Training
- Consider Creating a Formal Arm of the Planning Board Dedicated Solely to Planning
- Consider Contracting for a Comprehensive Review of Our Existing Zoning By-Laws
- Consider the Proposition Just Coming to Light in Hopkinton: That Suburban Residential Sub-Divisions Lead to a Certain Isolation and Accompanying Mental Health Challenges

Thank You