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## Voters back Legacy Farms zoning change

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HOPKINTON —

Capping a three-year process, Town Meeting voters last night overwhelmingly approved a zoning change that allows the mixed-use Legacy Farms project to proceed.

While opponents placed signs around town warning of future traffic "gridlock" and passed out a flier linking the project to Proposition 2 1/2 overrides, Boulder Capital's proposal easily gained the two-thirds vote needed, with 595 residents for the development and 88 against.

"This is nothing more than a win-win situation for our town," East Main Street resident Richard Brault said, citing the preservation of open space and the promise of more property tax revenue.

Under the zoning change, known as the Open Space Mixed Use Development Overlay District, or OSMUD, Boulder can now seek Planning Board permission for 940 residential units, 450,000 square feet of commercial space and 77 acres for Weston Nurseries.

The zoning change can be traced back three years, when the town first got notice that Weston Nurseries was for sale. The town then began an extensive review of its options that lead to Boulder purchasing the land and working with the town to develop it.

Despite the endorsement of town boards and departments, a group calling itself the Hopkinton Citizens Association opposed the project. Before the vote last night, members of the group staffed a hallway table, with association spokesman Christopher Barry later presenting a PowerPoint slide show.

Barry asked that the OSMUD proposal be voted down and that negotiations continue with Boulder. He warned of increased traffic and questioned whether the town would financially benefit from Legacy Farms.

"The OSMUD is not ready for prime time," Barry said.

But the majority of residents coming to the microphone spoke in favor of the zoning change. Despite two failed amendments by Board of Appeals member Wayne Davies, who urged the crowd to vote down the zoning change if his motions were rejected, the OSMUD easily passed.