

Town of Bolton
Economic Development Committee (EDC)
Minutes to EDC Meeting
Monday April 12, 2010
Town Hall, Bolton
Final

Attendees:

Jennifer Atwood Burney, Helene Demmer, Stephen George, John Karlon, Lysa Miller, Chris Nelson,	James Riseborough, Reta Rupich, Eileen Schomp, Bruce Slater
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Potential EDC members: Dina Mazzola

Non-member attendees: Dave Drugge

Next meeting: May 17, 7:30pm Town Hall

Minutes

- **First order of Business, administrative follow-up:**
 - Again, Dan Weadock and Ray Grenier will not serve on EDC
 - Reta Rupich will resign from EDC in May, when she runs for and begins her role on the school committee.
 - EDC voted to recommend Dina Mazzola as a candidate for one of the EDC openings. Jennifer Atwood Burney to send letter to Board of Selectman recommending Dina.
 - Decided to pursue filling the empty positions on EDC since there will be enough work
 - EDC members introduced themselves
 - Lysa Miller and James Riseborough still need to take Ethics test
 - EDC to meet once a month

- **Candidates Richard Fly and Dave Lindsay running for BOS attended meeting**

INTRODUCTION

- Richard Fly introduced himself first saying he was an 8 yr Bolton resident who said he believed in smart economic development benefitting the residents. Supported areas designed for economic development as demand for services increases. Intrigued and interested in the development of the Smith property, and felt that to fill the space we had to look at all of our options in thoughtful ways.
- Dave Lindsay emphasized we should consider businesses which are consistent the Town; cautioned that we should focus first on filling the empty space before building more retail until we prove we can sustain the

existing businesses. Fears over building, but wants a friendly business environment.

Questions asked to candidates:

1. How to moderate growth?
 - Dave, stay within proposition 2-1/2, enforce a 2 year moratorium on town projects
 - Richard, have to be the right kind of businesses
2. Did you support the meals tax
 - Richard, not compelling enough of an argument, felt it was poor timing
 - Dave, no - no reason to annoy existing businesses and no need to even consider with a Town balanced budget
3. How can Bolton compete against surrounding towns to fill vacant space?
 - Dave: attractive town, provide tax deals, can pursue highway grants
 - Richard: proximity 117 to 495, attractive town – thought it would be hard to make tax incentives.

- **Smith Property**

- Dave Drugge shared the conceptual drawings for the Smith Property Development along with what types of businesses he was thinking would be good on the site. Talked about traffic diversion, parking and next steps. Dave has been working closely with the planning board and trying to get feedback along the way. EDC is very excited.
- Not sure if grants for cleanup will be available.

- **Grants:**

- Steve George's assessment of Brownfield programs from EPA and Mass State: "looks like EPA transactions would be with the town if they are to happen. But, **the EPA doesn't seem to be able to do anything directly for a private developer.** They want the responsible party (Smith property current owners) to pay, such as through a lower selling price, or cleaning it up themselves before the sale. They assume Dave and Roger's property cost will be net of any anticipated assessment and clean-up costs."
- Steve's analysis is attached to e-mail.

- **EDC Website Development:**

- Lysa Miller presented prototype website:
 - EDC approved the logo using the Bolton Town Flag apple tree as the base, Lysa Miller to proceed
 - Keep pictures going to Lysa, need more business shots
 - Lysa to start with facebook page
 - Think of the links

- **Report out on interviews with businesses:**
 - Chris Nelson - Binswanger, and met with Tim O'Callaghan
 - Loss to Bolton
 - Future electronics owns the property
 - Ray Grenier – submitted survey on Delta Equity back to Chris
 - Helene reported on Elite Hair Studio in Saltbox
 - Good business, owners chose Bolton since the 3 owners are from Bolton, Lancaster & Hudson.
 - Things are a little unknown with the sale of the Saltbox
 - The other businesses that left in the Saltbox: Bolton Fitness & J's Grapevine
 - Not enough traffic for the clothing store
 - Bolton Fitness tried to compete as a full gym, but given the small space was more conducive for a more “boutique” like fitness studio (i.e. yoga, etc)
 - Helene to pursue speaking with Parson's realty – Chris? And others?
- **Project Management**
 - Talked about having project management timeline for our EDC tasks
 - Focus at next meeting