

Town of Bolton  
Economic Development Committee (EDC)  
Minutes to EDC Meeting  
Monday June 7, 2010  
Town Hall, Bolton  
Final

**Attendees:**

Helene Demmer, Stephen George, Dina Mazzola,	Chris Nelson, Eileen Schomp, Bruce Slater
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**Non-member attendees:** Steve and Barbara Bing, Dave Drugge

**Not present** EDC/planning members: Jennifer Atwood Burney, Lysa Miller, James Riseborough

Next meeting: Monday June 28, 7:30pm Town Hall

**Minutes**

- **First order of Business, administrative follow-up:**
  - Again, Dan Weadock, Ray Grenier, Reta Rupich will not serve on EDC – omit from EDC e-mail distribution list – ensure Dina Mazzola is on e-mail list
  
- **EDC Website Development:**
  - Will begin to build the content management portion of system – some thought into how to maintain, can be costly – need to think this through to have minimal expenses.
  - Need more commercial pictures
  - Action: Chris Nelson and Dina Mazzola to develop web site content map which will be outlined for review, discussion, revision at the next meeting.
  
- **Comments from non EDC members:**

**Dave Drugge**

Dave gave an update on the status of the Smith Property, Main Street. Still doing the site assessment and there appears to be a concentration of lead and arsenic from active practices during the 1920's-1960's, probably from junk cars and batteries. Couple of hot spots. However, before the site can be insured, they need to do a site assessment on homes abutting the land, specifically testing the air and tap water within the houses – hopes this will turn out well. Real problem appears to be directed towards the back of the

property. Probably needs to excavate and expose the earth before doing water additional samples. Dave's group will probably spend close to \$50k uncovering the specific nature of the contamination. Will be getting estimates on the clean-up costs.

Dave reiterated his vision to have a fair amount of green-space in the front of the developed property, along with retail and office space providing the ability to drive in from Wattaquodock Road, with parking spaces in the back. He would make every effort to make a walkable center with consideration on not overbuilding. Could be shared office spaces (doctors/lawyers) – can co-exist with the Salt Box – no houses planned in phase 1 : really wants to engage the town in discussions and has no intention doing anything in the dark.

### **Steve and Barbara Bing**

Steve Bing reiterated his comments voiced at the prior meeting that homeowners abutting the Smith property are concerned. Whether it is additional retail or commercial property, he really wants to understand how the development of the Smith Property will impact the existing town infrastructure: will there be impact on the fire and police, how will traffic be impacted, will this require sewer, who will maintain the greenway. Wants to ensure the proper analysis is done before moving forward.

Martha expressed her concerns about respecting specific guidelines and historical issues. However, she understood that commercial development may take place and there is a respectful manner in which we can proceed, giving examples of other towns which have been successful at this. Need to have specific building guidelines, understand abutter and historical issues.

### **Committee Specifics:**

- **EDC creating an economic plan**
  - need to have any economic plan tied to growth
  - understand costs and how residential compares to commercial
  - powerful, simplistic messages
  - budget requirements
  - the planning board needs to define design guidelines for the town
  - how will the town benefit?
  - **Helene Demmer and John Karlon signed up to do the financial analysis – understand the viability of pursuing commercial development vs. status-quo.**
  - **Need to pursue the next steps of creating an economic plan**
- **Web-site development**
  - Need to move it forward to the next level, **good to get 2-3 people to help**
  - **Bruce Slater, Chris Nelson, Dina Mazzola and Lysa Miller**