

Town of Bolton  
Economic Development Committee (EDC)  
Minutes to EDC Meeting  
Monday December 5, 2011  
Slater's Bolton, MA

**Attendees:**

Helene Demmer, Steve George, John Karlon,	Lysa Miller, Chris Nelson, Bruce Slater
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**Non-member attendees:** *n/a*

**Members not in attendance:** Jennifer Atwood Burney, Heather Hughes, Dina Mazzola, Eileen Schomp,

Next meeting: – invited to attend a EDC/Planning Board meeting Dec-14

**Adding new member:**

Discussed proposal of adding a new member to the EDC, Bharat Nair. The EDC currently - 9 members, Bharat would bring the membership to 10. The current thinking is that adding more members will make the quorum requirement higher (need more than 50% of members in attendance) – difficult if people are not attending, but we will certainly get a lot of different views. Bharat seems to be very action oriented and seems to want to contribute. We certainly need help with analysis, and participation with subgroups. Bringing the EDC membership to 11 is probably a good idea since we will have an uneven amount of people, which will then provide a tie-breaker vote if needed.

>>**ACTION:** Motion to make Bharat Nair a member of the Economic Development Committee – VOTED YES, unanimously.

**Warrant article: for Village Overlay** – follow-up from the joint Planning Board/EDC meeting, can the EDC help the planning board in preparing for bringing this issue to May Town Meeting.

- John Karlon explained that the current thinking is to look at plans for Salt Box, to figure out what they are proposing, and use as a learning experience -
- Saltbox people may be looking for more tweaks than everyone may want for an overall overlay district. Saltbox and the village overlay are related but really distinct -
- At the current time, the Salt box has two options:
  - If they want, tear down the existing building and build a new structure using the existing footprint and Bolton's existing use table.
  - If the teardown/existing-footprint is not a desire, then they could do a development agreement with the town, proposing their deviation to existing building guidelines in the town and try to get a specific individual agreement.
- From a Planning Board perspective, the area which gets **the most agreement** on a Village Overlay Area concept – starts from corner of

Country Cupboard, goes West and stops at house before Salt Box. Kane property included.

- The EDC supports this.

**The EDC would propose working with the Planning Board on non-quorum committees:**

1. **Table of uses** (looking at the EDC survey for what people were looking for and compare to existing use tables and comparable towns)
  - a. Residential most restricted
  - b. Limited business
  - c. business
2. **Lot coverage** as it pertains to Salt Box AND then a philosophical lot coverage for the “consensus area” starts from corner of Country Cupboard, goes West and stops at house before Salt Box. Kane property included. – and see if there is any commonality - considering
  - i. Capping building size
  - ii. Total lot coverage
  - iii. Affordable housing component – mixed on people’s view as to whether it should be incorporated

Need to work collaboratively, including people from different boards, striving to get a proposal to present to open forum(s) well before this ever would get to a town meeting.

**>Interest in what the status is of the WAYFINDING Grant - contact Jenny.**

**>Review EDC Economic Action Plan – Chris to propose some specific charts to include in plan.**