

Town of Bolton
Economic Development Committee (EDC)
Minutes to EDC Meeting
Monday March 2, 2011
Smith Property Joint Meeting
Florence Sawyer School - Bolton

Attendees:

Jennifer Atwood Burney, Helene Demmer, Steve George	John Karlon, Lysa Miller, Dina Mazzola, Chris Nelson Eileen Schomp, Bruce Slater
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Non-member attendees: lots

Members not in attendance:

Meeting was co-hosted by the Planning Board and the Economic Development Committee to review the Smith Property, talking about options available.

Jennifer Burney, Bolton's Town Planner, gave some background history on the Smith Property, particularly how it was a residential property which eventually put in a gas station in the '50s – it was grandfathered in the 1970's when Bolton implemented specific zonings since the business was performing a commercial activity, while the rest of the area was zoned residential. After the gas station left, the time limit to convert into a commercial (and/or limited commercial) property expired and the zoning reverted to residential use. In addition, given its contamination, the property requires a significant amount of clean-up. Any change of zoning requires a 2/3 approval at Town Meeting.

Each member of the Planning Board and the EDC, along with members from the audience, got a chance to state their positions.

Bottom line - most people felt the current asking price of the Smith Property, well over \$1M dollars, really makes it cost prohibitive to just put a few houses. Concern around traffic and questioning whether retail was viable at that location.

- Roland Ochsenbein did a presentation based on work his committee (private citizens) had been working on. Showed that maybe working with the town and acquiring grant money for clean-up, a town green and some housing (some 40B) could be an alternative.
- The Smith's Lawyer did not think it was right for other people to be dictating what the Smith's should be selling the property for and/or telling them what to do.