

Town of Bolton  
Economic Development Committee (EDC)  
Minutes to EDC Meeting  
Monday March 06, 2012  
Slater's Bolton, MA

**Attendees:** Helene Demmer, John Karlon, Bharat Nair, Chris Nelson, future member Erik Neyland, Bruce Slater

**Non-member attendees:** Iris Berdrow, Paul Giannetti, Tom Geagan, Nabil Roufail

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

**Next meeting:** EDC meeting ?? – public forum on April 2

**Administrative:** approved minutes from Feb-20 EDC meeting, Eileen Schomp stepping down from EDC and Eric Neyland going to Mar-8 BOS for EDC membership approval

**Update on Local Historic District: Iris Berdrow**

Questions on how LHD relates to village overlay and EDC efforts – Purpose of the LHD – To propose to the town a district that maps over the registered National Historic District (NHD), to protect the historic resources in the 1-mile stretch. Couple of boundary changes: see Version-9 **NHD** registered in 1997- map provided is the NHD, captures all the historic resources between Manor Road and 495. There are 61 buildings in area and 90% of the homes present in 1831 are still there.

2 changes from registered NHD to proposed LHD:

- extend south on Wattaquodock on east side to include Memorial site
- exclude 3 houses – zoned limited business – 550, 556, 562 Main St. – **but include** Delta Equity on west bound side of Rte. 117 – (owner of Delta Equity not on board yet)
- LHD boundary starts at stone wall on the lacrosse field, then goes west
- The NHD boundary does not include the **current buildings** at the Salt Box, Senior Center and Bolton Office Park – boundary only goes to front part of property –

**ACTION**> need to know the exact distance from the street to the NHD line –the distance from the road to the NHD boundary – **Iris to get back to EDC as to what this distance is.....**

~190 responses to LHD survey

**LHD bylaw** – controls Exterior appearance (architecture not hardscape) visible from the roadway – **intent to protect the look of residential properties**– **if it is commercial property** the process will defer to design review guidelines, but go to LHD first.- paint color excluded, but type of door/window included

**Brand of Bolton** – protecting historic structures – protects the property values as long as you are not conflicting on a specific piece of property. Protect the assets in the original historic district.

### **EDC CONCERN:**

- If it is commercial property and falls in the LHD (version 9) – the proposal for any changes would still have to be submitted to LHD – and then forwarded to the design review board – does this make sense since the primary concern of the LHD is to protect the look of residential properties? >> why would **any** commercial proposal have to even go thru LHD since we have the design review guidelines? – maybe it should go concurrently (LHD and design review guidelines) to prevent a hinderance to the process – need to make any process as streamlined as possible -
- Is the LHD talking about actual commercial zoning or the commercial use? Where does limited business fall into this – **Need clarification from LHD**
- Exact boundaries of the entire district from road to the boundary

### **Action:**

1. Iris to get back to EDC on the distance from the road (Rte 117) to LHD boundaries on the non-residential properties.
2. Iris to get back to EDC on what the process should be for non-residential properties falling into LHD (see above concern)
3. Define the meaning of commercial – **use or zoning** – limited business seems unclear
4. The EDC is doing an education forum on April 2 – **should we consider holding a joint session with the LHD who have planned a similar education session same date - April 2.**

**Salt Box:** Paul Giannetti lawyer for the Salt Box owners presented current plans:

How would overlay effect the Salt box –

- like the concept of moving buildings closer to street
- like the idea of having/allowing multiple buildings
  - they would like the % of coverage to move from the proposed 10% to 12%
    - suggestion: if they are looking at the overlay article (10%) – they could come to town meeting with a citizen’s article requesting 12% coverage specific to the Salt Box property – or come to town meeting to amend the entire article, that night at Town Meeting, to raise the coverage from 10-12% for all of village overlay.
  - The owners do not like the fast food restrictions in the current Bolton village overlay proposal – the question needs to be what is economically viable for the town – what makes sense –
  - Current Salt Box property is 11,600sq ft foot print 10% - going to 12% would give them a little more rental opportunity –

**Action vote:** EDC voted to support the Salt Box proposal at 12% - 5 people unanimously voted yes

**Question:** should we question the fast food clause at March 14 Planning Board meeting –

### **Open Items:**

- EDC Education Summary: open FAQ’s on education document – still being worked on, as well as the action plan – would like to have the FAQ’s/supporting material ready for April 2 educational
- Erik Neyland to investigate/follow-up on putting an on-going article series in Bolton Common (Possibly Clinton Item) on the efforts of EDC, etc
- Need a consistent message –
- For over-all communication (Blog, website, articles, etc) need someone to step up for the role of EDC communication coordination ..... overlay, salt box, revenue diversification