

Economic Development Committee

May 11, 2015 Minutes

Town Hall: 7 p.m.

In Attendance

Helene Demmer - Chair

Eric Neyland – Vice Chair

Erica Uriarte – Town Planner

Mark Ayotte

Dave Petit

Mike Murphy

Bruce Slater

*Helene Demmer
9/14/15*

1. Approved Minutes from April 2015

2. Elected Chair, Vice Chair and Clerk

M. Murphy motioned to elect H. Demmer as Chairman of EDC for May 2015 to May 2016 term. 2nd by M. Ayotte. All in favor 6/0/0.

M. Murphy motioned to elect E. Neyland as Vice Chairman of EDC for May 2015 to May 2016 term. 2nd by M. Ayotte. All in favor 6/0/0.

E. Neyland motioned to elect L. Miller as Clerk of EDC for May 2015 to May 2016 term. 2nd by M. Ayotte. All in favor 6/0/0.

3. “Welcome to Bolton” Sign Status

Secured new sign company (connection through Nashoba Valley Winery) able to manufacture the signs cheaper. The new sign company revised the design of the sign to a uniform green color and incorporated a carving of Bolton’s flag symbol.

E. Neyland motioned to use remaining EDC budget FY2015 towards funding the “Welcome to Bolton” signs. 2nd by M. Murphy. All in favor 6/0/0.

4. Reviewed EDC Annual Event held on April 29th

Discussed the EDC event held at The International on April 29th. Paul Matthews from the 495 MetroWest Partnership provided an informative presentation regarding the

economic status of the region (specifically Bolton) and related transportation issues (MassPike improvements, 290 interchange). He briefly addressed the topic of the Route 117 transfer of ownership to MassDOT stating it had its pros and cons.

The event was videoed by Bolton Access TV. They could use volunteers for editing. Send your availability to Theresa Sauer.

Meg O'Leary provided presentation regarding the Town Common's newly unveiled design and expected schedule. In the "fund raising" stage.

M. Ayotte to donate Wi-Fi system to the Town Common.

Possible locations for next year's annual EDC event – Clinton Savings Bank, Nashoba Valley Winery, Slater's, etc.

5. 711-713 Main Street – communication on understanding of zoning

Update on the zoning status of 711-713 Main Street, property next to the Town Common. H. Demmer and E. Uriarte met with Mike Sauvageau, Bolton's Building Inspector, and Gerard Ahearn, Bolton's ZBA Chair, to discuss and understand the zoning. Property is located in the residential zone, but occupied by business. Uses are considered pre-existing nonconforming. Special Permit was issued by the Zoning Board of Appeals about ten years ago (2005) which hasn't been fully acted on by the applicant/owner. The intent was to develop all three structures as a retail/commercial development. The business uses have not been abandoned since the Reflections Lamp Store still occupies a portion of the space. The business uses would be considered abandoned if no businesses occupied the space for two years or more. M. Sauvageau and E. Uriarte to work with the owner in reviewing future business uses to ensure they are in the spirit of the Special Permit issued by the ZBA. The Town to eventually notify the owner of this zoning review. It is understood at present that this Special Permit runs with the owner and not the land.

Other option would be to rezone the property as limited business either as a Planning Board article or as a citizen's petition at a future town meeting.

6. 563 Main Street – Dr David's building - allowable uses

H. Demmer and E. Uriarte to schedule meeting with Dr. David to review the allowed uses at 563 Main Street to assist with filling vacancies; most recently Clinton Savings Bank moving across the street.

7. Clinton Savings Bank Process – Email approval

EDC in support of sending the email crafted by H. Demmer regarding the review of the permit process for Clinton Savings Bank. Email discusses how the process could have been improved as requested by the Board of Selectmen. E. Uriarte to determine if H. Demmer can send the email directly to the Board of Selectmen on behalf of the EDC.

8. Goals for next year

- Christmas Wreaths - Phase 2
- Bolton 5k in coordination with the Town Common
- “Welcome to Bolton” Signs
- 3rd Annual EDC Event
- Ribbon Cutting at 626 Main Street & Clinton Savings Bank
- Concentrate on existing properties – 711/713 Main Street, 563 Main Street, Kane properties, Country Cupboard, vacant properties (Paragon & Cobham), property next to veterinary clinic, etc.

9. Other Business News

626 Main Street

H. Demmer to attend Planning Board meeting and support Frank Patterson’s request for a second driveway entrance. Some concerns that the application will not be approved.

Fotini’s Restaurant & Bar

Seeking Special Permit from ZBA for a new deck.

Skinner Property

Interested buyer looking to operate a construction company at the skinner property. The use is allowed, would fill the vacant lot and is hidden from the road.

Massachusetts Office of Business Development (MOBD)

MOBD hired a new regional director. EDC will coordinate a meeting in the fall.

Meeting adjourned at 8:27 p.m.