

Economic Development Committee

January 04, 2016 Minutes

Town Hall: 7 p.m.

In Attendance

Helene Demmer - Chair

Eric Neyland – Vice Chair

Erica Uriarte – Town Planner

Mark Ayotte

Dave Pettit

Mike Murphy

Bruce Slater

Lysa Miller

Helene Demmer
1/4/16

1. Approved Minutes from November 2015

M. Murphy motioned to approve minutes. 2nd by M. Ayotte. All in favor 7/0/0.

2. Virginia Leonard – Nashoba Valley Medical Center

The Nashoba Valley Medical Center purchased the building at 146 Hudson Road from Dr. Fitzpatrick. The Steward Medical Group intends to open “Bolton Primary Care” with two primary care doctors on staff. Several of the staff members from Dr. Fitzpatrick’s practice will remain as well as some of his patients.

“Bolton Primary Care” will open its doors on January 19, 2016. Virginia Leonard, head of business development for Nashoba Valley Medical Center, anticipates having an open house in early March to celebrate the new practice and asked for EDC assistance to schedule the event.

The EDC will reach out to Melissa Fetterhoff from the Nashoba Valley Chamber of Commerce to coordinate the ribbon cutting/open house. Ms. Leonard will coordinate food and a list of guests.

3. Rick Putprush – Skinner Property

Rick Putprush reviewed the current status of the Skinner property (357 Main Street). Last month he attended a Planning Board meeting to discuss the possibility of adding a cottage overlay zoning district that would allow higher density housing. The property is currently zoned limited business with no residential allowed. Mr. Putprush believes the location of the site is well suited for residential use. Mr.

Putprush provided an example of a similar development in Sudbury called the "Dudley Brook Preserve". Based on site constraints (e.g., steep slopes, bedrock, wetlands), the Skinner property could support 24 two-bedroom units.

The existing building was constructed for the previous use as an auction house. The building is not sprinklered and has significant mold damage. Mr. Putprush believes the value of the property is with the land and not the building. A potential buyer would need to raze the building (~\$100,000) and build new.

Mr. Putprush showed the property to potential buyers including assisted living facility, retail, self-storage facility, office, solar farms, medical marijuana farm, athletic facility (soccer/baseball), office/retail combo, and most recently a veterinary hospital. He believes none of these buyers were interested due to site location (lack of visibility to Main Street), having to raze the building, lack of infrastructure, and/or population size. An offer was received from a construction company, but Nancy Skinner declined. She would prefer to leave a lasting legacy to Bolton.

The Planning Board will consider the cottage overlay district for ATM 2017. The Board agreed to bring forward an article to ATM 2016 to incorporate the Skinner property into the Mixed Use Village Overlay District requiring both commercial and residential use. Mr. Putprush indicated that mixed-use, although a step in the right direction, spreads the cost of development over fewer units lowering the rate of return for a developer.

The Skinner family could also consider a Citizen's Petition for ATM 2016 to seek approval for a residential development. However, the Skinner family has no interest in developing the property.

The EDC questioned if the sale price of the property (\$1 million) was too high considering the site constraints, razing the building, and location. The EDC would prefer to see the property used for business since there are limited parcels zoned commercial in Bolton. However, the Committee understood the challenges of the site.

The EDC will pool their resources to help find potential uses/buyers for the property (e.g., theater, emergency care, museum, etc.). Mr. Putprush offered to provide a tour of the building to any of the EDC members that would be interested.

4. Sewer District Discussion – Follow-up after Board of Health Meeting

H. Demmer, M. Murphy and E. Neyland met with the Board of Health to discuss potential sewer issues along Main Street. E. Uriarte and D. Lowe (Town Administrator) were also present at the meeting. Board of Health members, Chris Slade and Chris Rogers, did not know of specific properties that were failing Title V. The Drewicz property (711-713 Main Street) passed Title V in 2005.

Chris Slade offered to prepare a report of the existing septic system conditions along Main Street. Based on this report, the following can be determined:

- Are there septic issues on Main Street?
- Is there a need for a sewer district?
- Is there a need for an alternative solution such as a shared leaching field at the Town Common property to support a couple of failing systems?

E. Uriarte contacted WhiteWater, Inc. who monitors the existing wastewater treatment plant for the Florence Emerson School. WhiteWater will send current flow data to determine excess capacity of system.

The 10 year projection for school enrollment is anticipated to decline (based on active birthrate).

The EDC will consider conducting a poll/survey of residents on Main Street to determine their interest in connecting to a sewer district and how much they would be willing to pay as a betterment fee.

5. April Breakfast Meeting Planning

The 3rd annual EDC business gathering is tentatively scheduled for April 27, 2016. The EDC will work to secure guest speakers for the event. Lieutenant Governor, Karyn Polito, is currently unavailable. The EDC discussed asking the following people: Representative Kate Hogan, Senator Jennifer Flanagan, Paul Mathews from 495 MetroWest Partnership, John Polanowicz from Steward Medical Group, Governor Charlie Baker's wife, and/or Jon Golnik from MOBD. The EDC will consider reaching out to the Assabet Valley Chamber of Commerce and the North Central Massachusetts Chamber of Commerce for speakers.

The EDC discussed holding the event at the Nashoba Winery, Slater's Pizza, Clinton Savings Bank, or 626 Main Street.

6. Wreath Review

This season, the EDC sold 24 wreaths (\$720) in comparison to the 39 wreaths sold last season. Several of this year's donations were for multiple wreaths. The program flyer was not advertised in the local newspapers. M. Ayotte donated the zip ties and B. Slater was reimbursed \$470 for the wreaths and bows. There is \$803 remaining in the account for next year of which \$553 was carried over from last season. The EDC will consider hanging wreaths on the front doors of the Town Hall for next year.

7. Budget Update

Approximately \$430 of last year's budget (FY2015) was spent on the 2nd annual EDC business gathering to pay for The International accommodations and the remaining \$570 was used towards paying for the "welcome to Bolton" signs.

The EDC will continue to request \$1,000 for FY2017 to pay for the 4th annual EDC business gathering as well as marketing material and/or advertisement to grow the Facebook page.

8. Town Update

The Planning Board public hearing for 470 Main Street was closed. The Board will vote on the Special Permit at their next meeting. The applicant proposes a commercial building next the Country Cupboard to operate restaurant and retail uses.

The Planning Board will conduct a final site visit at the new Clinton Savings Bank location (562 Main Street). E. Neyland will try to interview Mike Tenaglia to develop a story for Facebook.

Clinton Savings Bank will hold an open house in February for the new location.

Kate Hogan will be attending the March 7, 2016 EDC meeting.

E. Uriarte will contact Jon Golnik from MOBD to attend an EDC meeting.

Meeting adjourned at 9:53 p.m.

M. Ayotte motioned to adjourn meeting. 2nd by M. Murphy. All in favor 7/0/0.