

BOLTON MASTER PLAN COMMITTEE
Minutes of Meeting
October 25, 2004 at 7:30 P.M.

Present: Dick Heaton, Margaret Campbell, Steve Garner, Mark Sullivan, Ken Swanton, Scott Duhaime, Douglas Storey

1. Short Items

Heaton introduced Nat Tipton to the Committee.

Heaton explained the Request for Proposal for the Master Plan has gone out. The deadline for responses is November 12, 2004.

2. Affordable Housing Partnership/Affordable Housing Plan

Doug Storey

(Background Information)

Doug Storey reviewed the findings of the Bolton Affordable Housing Partnership, presented in the Partnership's *Affordable Housing Plan*. The plan documents the current state of affordable housing within Bolton, and sets concrete goals for increasing affordable housing stock in the town. Because the plan has been approved by the Department of Housing and Community Development, the Town can gain temporary relief from 40B for one year if it creates affordable housing equal to or in excess of .75% (11 units) of its total housing stock in the coming year. The plan advocates certain goals such as diversifying types of housing (apartments, condominiums) for various age groups, integrating affordable housing throughout the entire community, and developing zoning by-laws to encourage the creation of affordable housing. Swanton commented that the town should work with developers to increase the percentage of affordable housing in 40B projects. Storey believes building apartments would be most efficient as all units would count as affordable even if 25% are limited to affordable rates.

The Affordable Housing Partnership believes the Town's top priority for affordable housing should be to determine and meet the town's own need for affordable housing before aiming for the state-mandated 10% goal. Storey asked the Master Plan Committee to review the Action Plan from the report to assess its feasibility.

3. Open Space and Recreation Plan

Scott Duhaime

(Background Information)

Scott Duhaime presented the results of the updated Open Space and Recreation Plan. The plan update will allow the Town to continue to apply for self-help grants from the state, and benefits planning processes within the town by setting priorities for land conservation and recreation purposes.

The plan presents statistics that show increasing residential development (up 52% from 1985-1999), population pressures (up 32% from 1990 to 2000), and a loss of agricultural and crop land (22% loss from 1985-1999). The plan also provides an inventory of various conservation lands held within the town, and prioritizes unconserved parcels into four tiers. The first tier (deemed the highest priority for conservation) identifies parcels that protect active farmland, key aquifers, parcels central to the plan's 15 core areas, or are highly or uniquely scenic. Duhaime asked the Master Plan Committee to review the Action Plan that presents specific action items required to achieve the goals and objectives for the Open Space and Recreation Plan.

4. Resident Survey

The Committee agreed to discuss the results of the 2002 resident survey at the next meeting held on November 8, 2004.

5. Items For Next Meeting

The Committee agreed to discuss certain items (*Pursue Purchase of Smith Property and Acquire Main Street Limited Business Properties*) on the warrant for the Special Town Meeting on November 15 in case they are asked to offer an opinion.

Remaining Meeting Schedule for BMPC

Date	Time	Topic	Purpose	Coordinator
November 8th	7:30	<ul style="list-style-type: none"> Short Topics <i>Approve 10/25 Minutes</i> <i>Discuss Open Meeting Law</i> 	Update	Group
	7:45	<ul style="list-style-type: none"> Resident Survey 	Update	Dick Heaton
	8:15	<ul style="list-style-type: none"> Financial Model 	Background Information	Dick Heaton
	9:00	<ul style="list-style-type: none"> Discuss and vote on committee position on warrant articles 	Decision	Group
November 12th	12:00	<ul style="list-style-type: none"> Pick up Copies of Proposals to RFP from Jodi Ross 	Background Information	
November 15th		<ul style="list-style-type: none"> Town Meeting 	Approve Funding for Consultant	Margaret Campbell
November 29th		<ul style="list-style-type: none"> Review and grade all proposals from RFP and select best to interview (Mickie to create 	Select best proposals to Interview	Group

		rating sheet)		
	8:00	<ul style="list-style-type: none"> • Historical Commission 	Background Information	Brad Reed
December 6th		<ul style="list-style-type: none"> • Interview Candidate #1 • Interview Candidate #2 • Interview Candidate #3 		
December 13th		Overflow date for Dec 6th		
December 20th		•		
		•		
Jan 3rd		•		
Jan 17th		•		
		•		
Jan 31st		•		
		•		

Topics and Action Items To Be Scheduled

- Schools
- Municipal Services—Police, Fire, DPW, Emergency, Town Services
- Farms — Ken Nicewicz, Bolton Spring, Bolton Orchard—Ken Swanton
- Businesses— The International, Future Electronics, Salt Box, Mobil, Herberts etc
- Population Study—
- Water and Sewer in the Town Center
- Library
- Planning Board and Zoning
- BoS
- Advisory
- Parks and Rec
- Cultural Arts Alliance, Artist guild
- Churches
- Seniors