

**BOLTON MASTER PLANNING COMMITTEE**  
**Minutes of Meeting**  
**March 28, 2005 at 7:30 P.M.**

Present: Margaret Campbell, Stephen Garner, Dick Heaton, Russ Karlstad, Brad Reed, Mickie Simpson, Chris Slade, Ken Swanton, Nat Tipton (Town Planner)

**1. Short Items**

Garner mentioned a conference call between Larry Bluestone and committee members to discuss possible ideas for a town center. There were four options that Bluestone recommended:

- 1) Create a town center that is used a civic space for a common meeting area.
- 2) Create a town center with a municipal component to serve as an anchor building.
- 3) Create a town center that focuses several municipal facilities in one area.
- 4) Create a town center with a civic focus combining retail.

The Committee discussed other options for land besides the Smith property.

Items that are needed from Todd Ford are the flipchart sheets from the public meeting; a revised vision statement; a first cut for the chapters he will be drafting; and language used for a possible agricultural overlay district bylaw.

The Committee discussed future meeting dates. It was decided to hold meetings on April 4th and 18th. The meeting on the 11th conflicts with the “state of the town” meeting, so the meeting scheduled may need to be postponed.

The Committee reviewed and initialed meeting minutes from the previous dates: 11/29/04, 12/6/04, 12/13/04, 12/20/04, 1/10/05, 1/17/05, 1/31/05, 2/7/05, 2/21/05, 2/28/05, and 3/7/05.

**2. Panny Gerken – School Committee**

A meeting with Panny Gerken to discuss priorities of the School Committee will be rescheduled.

**3. Chapter Contents for Financial Chapter -- Dick Heaton**

Heaton emphasized the importance of chapter leaders to work together, as the chapters will inevitably overlap and share common topics. Heaton presented the financial model showing various scenarios for housing. Heaton’s model shows two scenarios for housing: one scenario that follows the traditional track of 40B (building 4 market rate houses for 1 affordable) and another scenario that builds apartments in blocks of 25. The model as presented indicates that the cheaper option to the town is scenario #1 because of the associated devaluation in assessed value for apartment units.

**4. Chapter Contents for Municipal Facilities – Dick Heaton**

Heaton suggested the following process to guide each chapter in the Master Plan:

- Identify the Goals that we want to accomplish that are consistent with the town’s input from the Vision and Goals Workshop.
- Identify our status today
- List the alternatives available.

- Identify the cost of each alternative
- Review each alternative benefits and determine if it meets the towns need.
- Select the best alternative to achieve the goals.
- Recommend the specific strategy to implement the goals. Include the group responsible, date for completion and the cost.

Heaton presented four options for municipal facility improvements in relation to the town center and each option's estimated financial implications. Each scenario includes \$2,000,000 for conservation land in 2008, 2010, and 2012. These scenarios were as follows (ranked from the cheapest to most expensive alternative):

- #1 *No Town Center (Town Does Not Purchase Smith Property)*
- #2 *Town Center at Smith Property*
- #3 *- Building a Town Center Around Existing Library/Fire Station*
- #4 *Town Center at Emerson - Schools to Future Electronics*

The Committee also discussed the open space chapter. Campbell stated the committee should ask Daylor to prepare language for a possible agricultural overlay district. Swanton and others thought there was value in inviting active farmers in Bolton to a future meeting to discuss their needs and whether they were considering agricultural preservation restrictions or other conservation restrictions.

**Future meeting schedule:**

April 4	7:30pm	Review existing conditions & finalize visions and goals Review revised inventory analysis (MPC - Daylor meeting #3) Economic Development, Town Center, Cultural Resources Chapters
April 11	7:30pm	To Be Determined
April 18	7:30pm	To Be Determined
April 25	7:30pm	Review possible recommendations (MPC-Daylor Meeting #4 to be held late April) Discussion with Active Farmers?
May 9	7:30pm	Review draft recommendation & prepare for next public meeting (MPC - Daylor meeting #5a) NOTE: may conflict with town voting
May 23	TBD	Recommendation & Strategy Workshop  (Public Meeting #2 to be held late May)
June 6	7:30pm	Review revised recommendations  (MPC - Daylor Meeting #5b)
June 20	7:30pm	Review Final Draft of Report  (MPC-Daylor Meeting #6 to be held late June)
July	TBD	Present Master Plan and Recommendations  (Public Meeting #3 to be held early July)  Review Draft  (MPC-Daylor meeting #7)
July 31 <sup>st</sup>		Deliver final plan to town