

**BOLTON MASTER PLANNING COMMITTEE**  
**Minutes of Meeting**  
**May 9, 2005 at 7:30 P.M.**  
**Florence Sawyer School Cafeteria**

Present: Margaret Campbell, Stephen Garner, Dick Heaton, Russ Karlstad, Brad Reed, Mickie Simpson, Mark Sullivan, Nat Tipton (Town Planner), Todd Ford (Daylor Consulting Group), Larry Bluestone (Bluestone Planning Group).

**1. Short Items**

The Committee reviewed and initialed meeting minutes from 4/28/05. The Committee also agreed to meet on May 16 to discuss the presentation for the public meeting scheduled for May 23rd. It was agreed that to advertise the May 23rd meeting, a process similar to the March meeting would be used. Simpson would arrange a message on the board in front of the police station and an article would be written for the Bolton Common. However, flyers would not be sent to each address in Bolton. The question was asked whether the May 23rd meeting should be postponed; the general feeling was that the meeting should go on as planned.

**2. Review of Draft Recommendations and Prepare for Public Workshop**

Ford presented the draft powerpoint slides for the May 23rd public workshop. The slides begin by stating the major master plan themes and the vision that the Master Plan will be built around. The Committee was generally comfortable with the slides on using agriculture as a mechanism to frame economic development activities, to manage growth, and increase tourism. One question arose that asked how much agriculture could be relied upon to provide economic development in the town. The Committee asked Daylor to provide one or two additional slides showing strategies that would assist farmers make agriculture economically profitable for the foreseeable future. The Committee was also generally comfortable with the slides showing strategies for Open Space, including the economic rationale for protecting open space versus allowing new development that would force the need for costly services.

Ford explained that he was uncomfortable with using slides that he feels overstates the impact of 40B. The degree to which creating apartments through 40B and Local Initiative Programs (LIPs) needs to be resolved by the Committee. Some committee members feel apartments should play a major role while others do not feel that apartments are not appropriate. Other housing strategies includes a Senior Village Overlay District and top-of-shop housing in limited areas such as the Town Center. Bluestone presented slides on the Town Center section. The Committee felt the word "commercial" should be replaced with "retail" in all slides to make the presentation more attractive to Bolton residents. The general theme of using existing buildings in town should be emphasized so the presentation gives the impression that the Committee wants to maintain the small town feel of the town center. The Committee felt that discussion of specific properties in the town center should be left out. Heaton briefly outlined slides that will be used for the school section. The underlying theme throughout is that the town will need to commit close to \$20 million for school costs in the next 20 years.

The Committee will meet on May 16 to prepare for the public meeting and tie up some loose ends on the presentation.

**Future meeting schedule:**

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