

BOLTON MASTER PLANNING COMMITTEE
Minutes of Meeting
November 21, 2005 at 7:30 P.M.
Sawyer School Cafeteria

Present: Russ Karlstad, Brad Reed, Mickie Simpson, Mark Sullivan, Ken Swanton, Nat Tipton (Town Planner)

1. Review 10/24/05 and 11/7/05 Minutes

The Committee reviewed and approved minutes from 10/24/05 and 11/07/05.

2. Plan Outline Discussion

Ken Swanton submitted a draft outline that would revise the structure of the Bolton Master Plan. To date, the Committee has relayed concerns to Daylor that the current draft plan is too long and does not communicate the key strategies that the Committee wants to emphasize. This alternative structure, as discussed by the Committee, would be more concise and would place greater emphasis on certain core strategies. This structure is as follows:

1. A Vision for Bolton
 - a. rural character, schools, municipal facilities, community, reasonable taxes
 - b. survey data
2. Bolton's Growth Rate
 - a. past and projected population, of all people and of students
 - b. the relationship between Bolton's (past) population growth and tax growth
 - c. the surprising data on the relationship between more businesses and tax growth
3. Actions that could slow the growth of Population and Taxes
 - a. Lower Population growth by meeting 40B housing goals efficiently: through small 100% affordable projects, apartments, senior projects

 - b. Lower Population growth by protecting open space at a low cost per acre, through purchase of land or restrictions, partially funding with CPA
4. Other Land Use Strategies:
 - a. Update Zoning Use Table for newer uses
 - b. Establish (Non-Residential) Design Review committee and guidelines zoning
 - c. Strengthen Site Plan zoning review
5. Other Open Space Strategies:
 - a. Improve FOSPRD zoning by saving best 50% open space, with common septic
 - b. Encourage agricultural through Ag Commission, and Right to Farm overlay zone
 - c. TDR zoning enables mixed use zone in the mine area in exchange for protecting orchards
 - d. Creative ways to save the top 5 landmark farms and 3 forests

6. Other Natural Resource Strategies:

- a. Local Historic District in town center to prevent knock downs
- b. Secure a future water source site at Bolton Flats

7. Public Facilities Strategies: describe general priorities, timing, and general land use needs, as they are related to the above elements of the plan, but not the specific sizing and budget of each building, as that draws too much focus away from the other elements of the plan.

- a. Schools
- b. Police
- c. Library
- d. Town Hall

Once the plan is complete, the Committee discussed creating an implementation committee that is comprised of members of other committees in town. The Implementation Committee would meet on a quarterly basis and would evaluate the progress of implementing Master Plan strategies. To complete the work, an idea was put forth to expand the Committee's membership by introducing associate members to the process. These members could then serve on the implementation committee.

The Committee discussed how to proceed with Daylor. After discussion on the pros and cons of keeping Daylor, the Committee decided to explore cutting ties with Daylor and hiring a writer to compile and compose the ideas into a 25-35 page document. Karlstad mentioned a town resident Betsy Taylor-Kennedy who might be interested. Swanton will contact Daylor. The Committee decided not to issue a new survey as was previously discussed.