

**BOLTON MASTER PLANNING COMMITTEE**  
**Minutes of Meeting**  
**December 5, 2005 at 7:30 P.M.**  
**Town Hall**

Present: Margaret Campbell, Brad Reed, Mickie Simpson, Ken Swanton, Chris Slade (non-voting member), Nat Tipton (Town Planner)

**1. Review 11/21/05 Minutes**

The Committee reviewed but did not approve minutes from 11/21/05.

**2. Discussion on Outreach efforts with Town Boards/Committees**

The Committee will attend the Board of Selectmen meeting on December 15th to request reducing Committee membership from nine members to five members. Master Planning Committee representatives will attend a Planning Board meeting in the near future to give an update and receive feedback.

**3. Beaver Meadow Group**

Present: Pat Bensetler, Martha Remington

Bensetler and Remington presented an idea to the Master Planning Committee to restore meadows, road, and bridges for historical preservation purposes along the southern side of Rte 117, west of Rte. 495 near the Emerson School. Most of the work is proposed to occur on town owned land, although there is work suggested for one small piece on private land. This would help alleviate damage caused by beavers in the area. The work would need approval from the Conservation Commission, but they are generating support for the plan by visiting town boards and committees. They would also like to see this idea integrated into the Master Plan under historic preservation or perhaps under recreation as hiking trails or other recreational infrastructure could be placed on the site. They would like to seek a state grant to fund the work under historic preservation upon Conservation Commission approval. Campbell mentioned some parallels between this effort and the Wastewater Treatment Committee, specifically that the wastewater treatment plant or piping could be placed in this area. The Committee thanked the Beaver Meadow Group for the presentation.

**4. Housing Discussion**

The Committee issued the following suggestions for housing priorities to complete the priority exercise with Daylor, although a quorum was not present to take official Committee action. These will be voted on in a public session with a quorum present.

The following housing strategies were discussed:

*Passing the Community Preservation Act;*

*Zoning- Encourage Accessory Apartments by Easing Regulations or Giving Incentives;*

*Zoning Related – Establish Bonus Density Incentive Zoning for Affordable Housing, Similar to Lincoln;*

*Consider adding town staff or a Development Committee to implement affordable housing initiatives – too much for the AHP to keep shouldering all this;*  
*Support Friendly 40B's, specifically those with apartment that count 100% and senior projects;*  
*Specific town purchase (or donation) of land for a project, issue tailored RFP to control development;*  
*Adaptive re-use of town-owned buildings*

No official action was taken by the Committee on these strategies.

## **5. Plan Process Discussion**

Simpson distributed a table that could be used to help inform capital planning discussions. She felt the Town is expecting the Committee to set direction and priorities for capital planning. Other members felt they did not feel comfortable moving the Committee in this direction. Expectations of the Committee's contribution in the area can be clarified at the Selectmen's meeting. Swanton and Campbell suggested appointing a Municipal Building Committee.

The Committee also discussed Daylor Consulting and its continued role in the Plan. Swanton indicated Daylor was not interested in amicably cutting ties and would like to continue to complete the plan.