

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

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

**ADMINISTRATIVE BUSINESS**

**1. Set Summer Schedule**

The Committee decided they would continue to meet on Mondays. Summer meetings were set for July 18, August 1, August 15, and August 29. The July 18 meeting will focus on reviewing the draft prepared by Daylor Consulting and getting comments back to them.

Swanton mentioned that a conference call between the co-chairs and Daylor Consulting Group will take place on Wednesday July 6 at 3:00pm. Members are invited to call in.

**PLAN PROCESS ITEMS**

**2. Municipal Chapter**

Campbell will contact the Police Study Committee, Library Committee, and the Nashoba Regional School District to set up meetings to discuss the Committee's progress, obtain more data and information from these groups to fill in gaps, and present recommendations if they are available.

Library

Several concerns on the present library expansion plan were raised. Members stated the plan would have a negative impact on abutters; was designed at an inappropriate size and scale compared to surrounding properties; the design might not meet backyard setback requirements in a residential zone and may require a variance; would result in large operating costs to staff the two floors; and would require large construction costs that would be absorbed by taxpayers, even if they obtained the state grant. The Committee felt that the library should remain on the present site and the existing building should be used.

*On motion by Dick Heaton, seconded by Mark Sullivan, the Committee voted unanimously to recommend that the library be renovated on its current site; should be significantly smaller than what is presently proposed; and the renovation should be designed and constructed as a one floor structure.*

Schools

Space for a school will be needed in the near future, as inevitable increases in population will force Bolton to expand its schools. Previous work from the Long Range Planning Committee indicated there

is limited potential space for schools in Town. The school question, depending on how it is answered, will dictate and impact other municipal space considerations as well.

*On motion by Ken Swanton, seconded by Margaret Campbell, the Committee voted unanimously to recommend that if the Town can secure the Taggart property for an attractive price, the Town should landbank the property for the primary purpose for a future school and secondarily for other municipal uses.*

A school building needs committee was discussed. Members wanted to ensure that if a Committee is formed, the Committee must be given guiding principles to focus their work. As well, the Committee should work closely with the Board of Selectmen, Master Planning Committee, and other groups in town to ensure that their findings are practical and realistic, and are tied in with implementation efforts from the Master Plan.

*On motion by Mark Sullivan, seconded by Margaret Campbell, the committee voted unanimously to recommend that the Board of Selectmen appoint a School Building Needs Committee to include members of the Master Planning Committee or its successor; and guide the School Needs Building Committee with a charter to be determined in consultation with the Master Planning Committee.*

#### Smith Property

*On motion by Dick Heaton, seconded by Stephen Garner, the Committee voted unanimously to recommend that if the Smith property can be purchased for an attractive price and the Smiths clean the property to a point where 21E insurance can be obtained by the Town, the Town should purchase the property. The property should be used for a Town Common on the front, while the back of the property should be used for other municipal purposes including possible resale.*

#### **OTHER ITEMS**

The Committee briefly discussed the 6/24/05 email from Jodi Ross that expressed concerns from the Board of Selectmen. The Committee agreed to allow the Board of Selectmen review and provide comment on a preliminary draft before it is released to other committees and boards. The Committee decided to include differing opinions from other town boards and committees in the back of the plan.