

BOLTON MASTER PLANNING COMMITTEE
Minutes of Meeting
September 26, 2005 at 7:30 P.M.

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

ADMINISTRATIVE BUSINESS

1. Set Meeting Dates for Fall

The Committee set the following meeting dates for the fall:

October 17, 2005
October 24, 2005
November 7, 2005
November 21, 2005
December 5, 2005
December 19, 2005

The Committee also discussed the possibility to having a work session to make headway on the Municipal chapter. No date was set, but the Committee will determine if such a work session is needed.

PLAN CONTENT ITEMS

2. Review of Strategies Proposed By Daylor Consulting

Present: Mitch Fischman, Darlene Gallant (Daylor Consulting Group); Larry Bluestone (Bluestone Planning Group)

The Committee met with the consultants to discuss the current draft and propose solutions for addressing several problems with the draft. Fischman introduced Gallant to the Committee. The Committee asked Daylor to review the strategies contained in the June powerpoint, as many of these strategies were not included in the August draft. Gallant and Fischman indicated they would do so. The Committee also emphasized the current draft is not what they expected, as it is very sloppy in places and does not look like a final draft. The Committee reviewed an email sent to Daylor by Nat Tipton that proposes some changes to strategy section. These changes include setting parameters behind a Transfer of Development Right bylaw that would ensure that sending and receiving areas would be voted on at Town Meeting; moving the Transfer of Development Right bylaw further back so as not to infer that this is the most important land use change; reviewing the proposed Village and Mixed Use Overlay Districts; ensuring that the Community Preservation Act strategy includes language that indicates the Town can withdraw its application if the state reneges on providing funding; and to make the changes proposed by the Housing chapter leader.

To help the consultants get an idea about what strategies the Committee is enthusiastic about, Tipton will prepare a score sheet of strategies that each Committee member will fill out. The members will indicate whether they believe the proposed strategy has been discussed as a high, medium, or low priority during the Master Plan process. The results of this exercise will help the consultant focus on which strategies the Committee wants to focus on. Strategies for the municipal facility section need further detailed work and therefore would not give the consultants direction on this section.

