

**BOLTON MASTER PLANNING COMMITTEE**  
**Minutes of Meeting**  
**February 6, 2006 at 7:30 P.M.**  
**Town Hall**

Present: Margaret Campbell, Brad Reed, Mark Sullivan, Betsy Taylor-Kennedy (non-voting member), Nat Tipton (Town Planner)

**1. Upcoming Meetings**

Tipton asked if a Master Planning committee member was able to attend the Historical Commission's meeting on determining what areas in Bolton should be nominated as Heritage Landscapes as part the Freedom Way's program. Margaret Campbell agreed to go. This meeting unfortunately conflicts with the MPC's 40R/ 40S meeting.

**2. Review 1-21-06 Draft of Master Plan from Daylor Consulting**

Sullivan thought the latest draft was a vast improvement over the first, as did Tipton, Reed and Taylor-Kennedy. Improvement is still needed with grammar, punctuation, spelling, and improving the word flow to make certain paragraphs more concise while maintaining intent. Sullivan thought there were pieces of the Economic Development chapter that could be smoothed out. The example that Daylor uses to show the minimal impact of commercial taxes in the town of Bedford gets very confusing and doesn't make a clear point. He also thought there were points from the original slide presentation from June 2005 that did not make it into the draft. He will provide his comments on the whole draft to Betsy.

Certain changes were suggested in the goals section. Adding the word "minimal" when stating what 40B projects the town would favor was added, as 40B projects are bound to cause disruption to abutting properties. The goal that states "Have growth of taxes be slower in the next two decades than it has been in the past two decades, by slowing population growth and encouraging compatible businesses" implies that business will help slow the growth of taxes. The Committee voted to remove the last clause "and encouraging compatible businesses". The key finding of "Bolton lacks sufficient infrastructure; the town should promote low impact economic development that is consistent with the town's character and create a sustainable tax base" needs to be revised as it is not clear what lack of sufficient infrastructure exists or how it ties in with promoting low impact economic development. The Committee voted to remove the clause "Bolton lacks sufficient infrastructure". The Committee also wanted to add a bullet under goals that promotes tourism-based business after this suggestion by Campbell.

The Committee reviewed comments submitted by Ken Swanton. They agreed with using 1,280 acres as the goal for open space, removing the chart from the Long Range Planning Committee's report on page 9, removing Chapter 4 (Strategies) as its purpose of setting up Chapters 5-12 isn't clear; and reorganizing Chapters 6 (Open Space) and Chapter 7 (Open Space and Recreation) into one chapter.

The Committee will forward Betsy Taylor-Kennedy their comments on the draft by Friday, February 10. She will prepare a revised draft based on committee's comments and her editing of spelling, grammar, word choice etc... by the next meeting scheduled for February 20th.

Campbell thought the implementation schedule should have specific timeframes for when each task should be completed. The Committee agreed and set the time frames under the assumption that the plan would be updated in 2011. Short term strategies were given a timeframe within one year from when the plan is released; medium term strategies within two to three years; and long term strategies within four to five years.