

MASTER PLAN STEERING COMMITTEE

Meeting Minutes

Thursday May 28, 2020 at 7:00 pm

On line via Zoom

The meeting was called to order at 7:01 pm.

Members Present: Cia Boynton, Mary Ciummo, Panny Gerken, Molly Myers, Bob Roemer, Mark Sprague, Ken Troup, Chris Rogers, Brian Boyle, Abby Ayotte, Megan Irvin, Ed Sterling

Others Present: Erica Uriarte, Mark O'Hagen

After a motion by Panny Gerken and a second by Mark Sprague, the minutes of the April 30, 2020 meeting were approved without comment 10-0-0.

Committee Appointments: Bob proposed that our two new interns who are assisting with publicity and outreach be appointed as non-voting members until they reach the age of 18. After a motion by Brian and second by Mark, Abby and Megan were approved 10-0-0.

Quarterly Task Group Reports: Bob Roemer said it was time to report progress to the Selectmen and Planning Board. He would like each task group to prepare half a dozen bullets of its activities and events. A Zoom meeting will be scheduled soon to discuss how to execute the report. Bob will prepare a template to aid task groups.

Municipal Vulnerability Preparedness Feedback. Ken provided an overview with supporting slides of Bolton's Municipal Vulnerability Preparedness effort. His slides will be available on dropbox. Several MPSC members participated in the May 19 public listening session. Ken noted that the draft consultant report is available on the town website. He stressed the importance of the New England Landscape work with growth scenarios for the region including Bolton. He summarized the high and medium priority actions the report contains for addressing climate vulnerabilities in Bolton. These actions and the data that supports them should be useful to the Master Plan process going forward.

Public Outreach and Communications. Cia provided an update on recent Master Plan publicity. There is an article in the May 27 Stow/Bolton Independent. It includes information about the survey which is now on line. A hardcopy of the survey will be included in the June 3 Independent along with the warrant for the Annual Town Meeting, and will be available at Country Cupboard and Bolton Orchards. Brian will be doing an article in the coming weeks about the demographics of Bolton. Erica walked the steering committee through the MPSC webpage on the town website. Abby and Megan have activated and populated the MPSC Facebook page and have also created an Instagram page, although they acknowledged that it had not yet attracted any Instagram attention. Finally, Erica ran the promotional video about the Master Plan Steering Committee that was prepared by Nicki McGachey of Bolton Access TV using the member introductions recorded at the previous meeting along with Bolton photos, music, and narration. Members were very pleased with the video and praised Nicki for her volunteer efforts in putting it together. The video will be available on the MSPC Facebook page.

Housing Production Plan. Brian provided an overview with slides of the draft Housing Production Plan prepared by a committee during 2018-2020. Mark O'Hagan of that committee participated in the discussion. Brian said they are looking for comments from the MPSC as well as the various interested town boards. In explaining the significance to the town of the 40B affordable housing process, Brian contrasted the difference between "Affordable", subsidized housing that qualifies for regional income limits, and "affordable", less than average-priced housing that addresses a wider range of needs in Bolton, particularly seniors who wish to remain in town as they downsize or age and second generation Bolton residents who cannot afford higher than average Bolton single family homes.

Brian reviewed the recent 40B projects that have been or are being built in various parts of Bolton, all relatively small developments of dwellings for sale. He noted that with new rental properties, if 25% are subsidized then all rental units would count toward Bolton's 40B requirement. This was viewed as the least intrusive way to meet the 40B goal. Several other towns have followed this approach. Brian cited the example of Paddock Estates in Boxborough near 495, a large rental complex with a mix of unit types (1 and 2 bedroom) and numerous amenities on the property. Brian also noted that the Housing Production Plan recommends locating such a facility near the 117-495 area for proximity to the key roadways and jobs in other towns and cities. MPSC members were reminded to provide comments about the Housing Production Plan to Brian.

With no other business before the MPSC, Panny moved and Mark seconded that the meeting be adjourned. It was approved 10-0-0 and the meeting adjourned at 8:17 pm.