

# **MASTER PLAN STEERING COMMITTEE**

## **Meeting Minutes**

**Thursday February 25, 2021 at 7:00 pm**

**On line via Zoom**

The meeting was called to order at 7:02 pm.

**Members Present:** Bob Roemer, Cia Boynton, Ken Troup, Brian Boyle, Abby Ayotte, Mary Ciummo, Mark Sprague, Stacia Downey, Panny Gerken, Sharon Shepela, Molly Myers, Chris Rogers

**Others Present:** Bob Busch, Erica Uriarte, John Ahearn

After a motion by Panny and a second by Sharon, the minutes of the January 27, 2021 meeting were approved with one correction 11-0-0.

**Task Group Planning:** Bob and Brian met with most of the task groups during the month. Brian and Molly agreed that MAPC will assist with future surveys. Stacia noted the housing goals her group had publicized: a wider range of housing choices with diversity, availability of both young persons and senior housing, and the need for resource protection as housing is built. The Land Use group is defining mapping and data needs; Erica will send a revised data spreadsheet to the MPSC membership.

**Main Street-Forbush Mixed Use Development:** At this point in the meeting, the MPSC welcomed Bruce Wheeler to discuss his development proposal on land next to the Tadmore development and behind the Highway Barn. With a concept plan displayed, Wheeler described a mixed use development he referred to as “vibrant” with a “second town center” that would require zoning changes with a 2/3 town meeting vote. The L-shaped primary building 38 active adult over-55 2.5 story condos with parking underneath the building. There would also be 5200 sq feet of retail space. In a separate building would be a Dunkin with a proposed drive through. Wheeler is aware that drive through is not currently allowed, and that a zoning change would be needed. Near the corner of Forbush and Main would be a common greenspace area. The condos would be mostly 2-bedroom in a range of sizes from 1200 to 1600 sq feet. There would be an entrance on Forbush, another on Main, and a probable out-only driveway at the Dunkin. Wheeler would like to share architectural plans at the MPSC’s March meeting.

**Task Group Planning continued:** Returning to task group updates, Ken mentioned that population updates are waiting for the 2020 census as well as projections potentially being prepared by the High School Building Committee. Brian is arranging a meeting with the assessors to help the finance task group better understand assessment of business properties. Ken prepared a write up about town debt which is going to be further discussed with town government finance people and then made public. Panny is working with Randy Heglin who is planning a consulting study of town building condition and needs. Sharon reported on a climate meeting held on February 23. She recommended identifying and working with Bolton Local on short term actions. Ed reported that plans being developed to demolish the cottage at Persons Park and suggests a pavilion to replace it. The recently posted housing video has had 43 views

so far. There could still be a possible grant involving Stow and Bolton regional planning, but it the application has yet to be approved. Water and Sewer are putting together a report on the current sewage treatment plan and what municipal facilities might use excess capacity in the system while still leaving capacity for a potential addition to Florence Sawyer School. Bob said the EDC task group will be restarted soon; it has been idle because its goal of meeting with building owners about their empty space could not be done during the pandemic.

**MAPC Support:** Bob reported that we will receive 60 hours of support from MAPC, much of which will be devoted to outreach since MAPC has a lot of experience working on virtual workshops for other Massachusetts towns.

**Cultural and Historical TED Talk:** Bob Busch participated with Mary in presenting some slides with information about cultural and historical resources in Bolton. Mary referred to some of the survey results as well as observations from 2020 during the pandemic. People in Bolton like the small community and desire to protect it. Outdoor spaces were used more during the pandemic, especially The Common. Committee meeting space is needed (once virtual meetings end). The Senior Center is inadequate and, related to that, more than a third of respondents to the survey want a community center which could meet both the senior center needs and needs of other age groups. Mary also talked about the importance of preservation, noting Bolton has resources as a result of glacial action, has Native American sites, and has many old houses and structures in town, and that historical town records are not safely stored (fire and water proof storage is needed). MPSC participants were pleased with Mary's presentation.

**Open Meeting Law Reminder:** Brian and Bob reminded MPSC members not to circulate opinion by email because it could be interpreted as deliberating. There was some discussion of whether MPSC should be having developers make presentations since our committee is not a decisionmaking board for any of the developers.

**Master Schedule Update:** Bob showed an updated schedule with the Master Plan now expected to be completed in the spring of 2022.

**Next Meeting:** The next meeting will be Thursday March 25, 2021. With no other business before the MPSC, Panny moved and Mark seconded that the meeting be adjourned. It was approved 12-0-0 and the meeting adjourned at 8:55 pm.