

MASTER PLAN STEERING COMMITTEE

Meeting Minutes

Thursday February 1, 2024 at 7:00 pm

In person at the Houghton Building

The meeting was called to order at 7:05 pm.

Members Present: Bob Roemer, Brian Boyle, Panny Gerken, Stacia Downey, Cia Boynton, Sharon Shepela, Ed Sterling, Ken Troup

Others Present: Pam Harding

Minutes. The minutes for the January 18, 2024 meeting were approved unanimously.

One Page Chapter Summaries. Stacia had made a number of changes to the Housing one pager that she reviewed for the group. Pam and Bob again arranged to project the documents on a screen and Pam incorporated any additional changes as they were agreed to be meeting participants.

The participants discussed an issue of a sentence about housing development being in harmony with rural character. Some pointed out that rural character is not against housing, just the way that some housing is build. Wording was changed so that priority *can* be given and that was approved along with all of Stacia's changes.

Both Water and Sewer and Municipal Services had been updated with changes in the goals and they were reviewed. Bob noted that ideas such as future reuse of the public safety building are covered by part of the initial goal related to upgrading the town hall and determining town space needs. The two one pagers were approved.

Ken mentioned that he had found and sent to the membership a state-sanctioned one page graphic on the Community Preservation Act (CPA). After discussion, Ken and Cia agreed to put together a Bolton-oriented one pager on the CPA that shows specifically what surrounding towns have done in passing and then benefitting from CPA. Berlin did a good job in its materials related to passing CPA.

Bob had drafted a Climate Change one pager which will include reference to various Bolton reports that have already been completed. Sharon mentioned the need for STRETCH code goals in the one pager and the group agreed it will be added to Goal 2.

Final Review of Implementation Matrix. The group then reviewed the revised implementation matrix from the previous meeting. Key areas of discussion and subsequent agreement were:

- Proposed action in Housing to build affordable housing on town-owned land.

- Standardizing the language about CPA in the various areas to read “pursue adoption of CPA.” Participants noted that CPA requires a ballot vote so words such as “implement” were not really appropriate, but that all references should be the same.
- An action will be added to Housing to implement the Housing Production Plan. Bob emphasized the difference between Affordable (Chapter 40 B definition) and affordable housing (so that people of lower incomes can live in Bolton). But he noted that high density housing needs to fit in with the character of Bolton.
- The Mixed Use Overlay goal was edited to more consistently address other places than the current Overlay districts.
- Since the last meeting, Ken and Ed had added a goal and 3 actions to Open Space and Recreation on investigation and approval of new recreational options, including an action to collaborate with the Boy Scouts and other private land owners. These were approved by the participants along with deletion of an earlier, now duplicate action on expanding recreation facilities.
- Several changes and additions were discussed and approved in Municipal Services. It was noted that the new high school will include an emergency shelter, so minor word changes were approved. Information sessions discussed in an Action will involve the whole town not just seniors. Roadway improvements Action was reworded as related to Capital Planning. Bob said he didn’t think Capital Planning was actually included in the Master Plan at present. In discussing the matter, participants agreed that a Capital Planning process is needed. It was agreed to incorporate that into the Municipal Services area.
- In Water and Sewer the wording was changed to emphasize educating the public on the dangers of herbicides.
- Sharon will review the Climate Change goals and actions for further discussion by the group at the next meeting.

Next Steps. Meeting participants agreed that the various one pagers discussed at the meeting will be provided to the Bolton Independent and the Bolton Community Facebook page.

The attendees agreed that the next meeting will be at 7:00 pm Thursday February 15, 2024 via Zoom. With no further business, on a motion by Panny with a second by Stacia, the meeting adjourned at 9:11 pm.