

# MASTER PLAN STEERING COMMITTEE

## Meeting Minutes

Thursday April 11, 2024 at 7:00 pm

Online via Zoom

The meeting was called to order at 7:09 pm.

**Members Present:** Stacia Downey, Sharon Shepela, Mary Ciummo, Cia Boynton, Ken Troup,

**Others Present:** Pam Harding, Olivia Knightly

**Minutes.** The minutes for the March 28, 2024 meeting were approved unanimously.

**Review of Implementation Matrix – High Priority.** The Committee reviewed the high priority implementation table and will take some more time and add comments in the google drive.

[https://drive.google.com/drive/folders/1yrNaG7QolFDCdPGp3sm8TKhsGZaRCbNo?usp=drive\\_link](https://drive.google.com/drive/folders/1yrNaG7QolFDCdPGp3sm8TKhsGZaRCbNo?usp=drive_link) . Sharon wondered why landowners were included under the agriculture goal, but others noted some land is sometimes leased for farming. Mary requested we move up the priority and timing of digitizing town documents, noting that the library is part of a group that handles such digitization for a nominal fee. Ken complimented Pam on the thoroughness of her work on the high priorities.

Stacia provided information about affordable housing buy down that had been briefly discussed at the previous meeting. She recommended, and the attendees agreed, to split the buy down action item into two parts, one to consider using part of the Affordable Housing Trust Fund to buy down units and the other related to working with homeowners to replace expiring deed restrictions with universal deed restrictions. Both Sharon and Ken commented that we shouldn't lose affordable units. Olivia suggested the language be broadened to cover future buy downs, not specifically Bolton Woods Way, and the attendees approved of that idea.

Mary noted that people in the surveys and forums indicated that they want better sidewalks and share walking and biking lanes in Bolton, and said that action should be in the High Priority Matrix.

**Review of Sections 1-4:** The attendees reviewed Sections 1-4 of the Master Plan. In section 1, Ken noted the somewhat confusing two graphs of different population projections with different timelines. He suggested we consider having a single graph with two different color lines that are on the same time scale.

Committee members suggested revisiting the undeveloped/developed portion of the Land Use Chapter.2. Citing incorrect data included on the map i.e. boy scout land was labeled undevelopable? Cia noted that Camp Resolute is a high priority parcel very much in danger of future development. She suggested that high priority parcels be identified, and emphasized that Bolton is a fast developing vulnerable town which does not come across in Section 2. Sharon said a different kind of map is needed. Olivia will consult with the GIS team and revisit the information. Everyone will delay commenting on this portion of Section 2 until it is revisited.

Ken suggested that the land use assessment process that the committee defined a year ago should be incorporated into Section 2 when it is reworked.

There was a suggestion that the Housing Section 3 could use more pictures of the types of high density, village type, and multi-family housing the town should consider. Ken noted the only picture of housing in the section was of the rendering of a part of the 580 Main apartment complex. The map that shows housing density throughout the town won high praise from attendees.

In Section 4 on Economic Development, attendees liked the agricultural map, but believed it to be out of date, at least with some of the names. Ken agreed that he would talk with Ken Nicewicz to be sure the names of the farms are current.

All committee members must get comments on Sections 1 through 4 to Olivia by 4/22 and she will work on getting the remaining draft chapters out for review.

The next meeting is scheduled for May 2, 2024 via Zoom. The meeting adjourned at 8:51 pm

Approved on May 2, 2024