

The Economic Development Commission (EDC) held its regular meeting on Tuesday, January 30, 2018 in Room 9 of the Notch Road Municipal Center with Chair Bill Anderson presiding. Commission members also present were Cathy Teller, Milton Hathaway and Alex Ansaldi.

- I. Call to Order: Mr. Anderson called the meeting to order at 7:06 p.m.
- II. Approval/Modification of Minutes of December 5, 2017 Meeting:
A motion was made by M. Hathaway and seconded by A. Ansaldi to approve the minutes as written.
- III. Public Comment/Introduction of Guests
 - A. Bike Walk Bolton (BWB) representatives presented information regarding the Hop River trail including that construction was going well. Completion date is Nov. 2018. The bridge is being built off site and will be put into place. Trail portion won't be turned over to Bolton until walk through/punch list occurs. Ownership gets turned over to Town. No snow removal in winter. Town accepted responsibility for maintenance in letter to DOT (Nov. 2016). State will pay for some costs depending on quantitative aspect of maintenance. In year after turned over to Bolton the DOT will pay for major maintenance costs (e.g. damage from rain off). This section of the trail will be a key intersection, people will park there and will be viewed as waypoint. Can access the businesses in that area. Other businesses could be encouraged such as a bike shop. Trail is getting high use now and will increase. Economic benefits studies exist regarding other trails in CT (links to those studies will be provided). Studies show a \$42,000 to \$50,000 increase in home values near a trail. There is an expected interrelationship with other popular points on trail (e.g. Case Mtn.). BWB interviewed people on the trail and met a VT cyclist there to scope out trail in order to bring visitors. Another couple was looking for places to eat. Trail counters were installed and recorded in first 10 months on one section 23,210 hits. Second counter in 4 months had 2-3x more hits. Total was close to 50,000 to 70,000 and showed the trail is used all year round. Economic development ideas by BWB include: food trucks in commuter lots; ice cream stands; cycling group promotions (e.g. Pedal Power in Vernon organizes trips that incorporate a stop to eat); promoting the system to realtors, businesses, on FB, and encouraging businesses to install bike racks. No plan at this time to connect commuter lot to businesses across the street, it's a challenge noted by BWB to be addressed in future discussions with the town; private land owners, and the state. DOT prohibits signage on the Hop River Trail but the Town can put up a kiosk and maps showing food and business locations. Another challenge is access to the Hop River Trail from other Town roads (now there is only one legal road access at Steele's Crossing). EDC members agreed to support efforts by BWB in the future and continue communications with them.
 - B. Patrice Carson spoke on Gateway Project w/ Coventry. Coventry & Bolton commissioned LADA to render drawings regarding two properties on the market (in Bolton). LADA proposed development ideas for both sides of Rt. 44. These proposals are believed to comply with recommendations made in the Rt. 44 study. One idea was recreational uses w/ playing fields, or a wedding facility; Starbucks; Cumberland Farms. The proposal was completed in order to attract developers and offer ideas. Sewer goes to Coventry town line. Coventry is thinking of a YWCA and farm/tractor supply store on adjacent properties in Coventry. The LADA proposals comply with current Bolton zoning regulations including those related to impervious surfaces. Next step is to find some buyers as these properties are already for sale. Real Estate agents are aware of the plans.

IV. On-going Business:

A. Commission Members' Reports

1. P&Z Activities: Link to P&Z minutes was distributed to EDC prior to meeting. P. Carson reported the P&Z Commission is taking steps to streamline the application process. The past few applications were approved in shorter timeframes.
2. Quarterly Meetings: B. Anderson will meet with new first selectman Sandra Pierog after all the Selectmen are seated.
3. TCCC EDC subcommittee: EDC agreed one person should serve as the representative to the monthly meetings w/ TCCC to get feedback and info from other towns. M. Hathaway will serve as the rep w/ B. Anderson as back up.
5. Bolton Pond/Freja Park: B. Anderson will follow-up with R. Parlee at Conservation Commission over the next couple of months re: any scientific evidence relating to the pond at Freja Park. EDC will organize the data and make a proposal to BOS. The EDC's proposal will be shared with other interested boards/commissions and participation will be encouraged at a BOS meeting.
6. Trainings: No new trainings were identified by EDC members.
7. Rt. 85 Zoning Issue: B. Anderson consulted w/ J. Rupert to discuss the process for making zone changes. B. Anderson will continue to research the flexibility of developing along Rt. 85 and report back.
8. Cell Towers: M. Hathaway went to a cell tower meeting in Glastonbury and observed their approval process. M. Hathaway will to contact Verizon and ATT to see if there is interest in putting cell towers in town.
9. Annual report was submitted. Final copy was shared with members.

B. EDC Website: A. Ansaldi to meet w/ K. McCavanaugh to implement changes. Will see if hard copy of Rt. 6 exists to be uploaded directly to website.

C. Branding Project: C. Teller contacted the sign manufacturer for a final cost estimate and is waiting to hear back. C. Teller has been in communication with the Bolton Women's Club. The EDC agreed to not purchase sponser signs for the smaller signs at this time. Sponser signs will be ordered in the future and paid for by the business sponser. C. Teller will request that hardware for hanging sponser signs will be included on all signs. Once the final cost is determined it will be emailed to all members of the EDC, Women's Club and BOS so that final votes and purchase orders can be completed. BOS will have to vote to expend Fund money over \$2000.

D. Budget: The budget and Economic Development Fund were reviewed.

V. New Business

A. B. Anderson consulted with Andrew Bushnell, (private engineer) regarding the road proposed by State DOT transportation study. A. Bushnell's opinion was the road is not viable. B.

Anderson proposes the EDC review the two studies (Rt. 44 & Rt. 6) again and prioritize what next steps the EDC should take.

B. Tax Abatement promotion: M. Hathaway became aware of a large farm/milk producing business in Ellington that became successful with tax abatements. The EDC agreed more information on incentives should be available on the town website. M. Hathaway will review language from other websites and make a recommendation for Bolton's website (to present to BOS). This item will be added to On-going Business on the agenda.

VI. Announcements

1. Next EDC Regular Meeting is on Tuesday, February 27, 2018 at 7:00 p.m. in Room 9 of the Notch Road Municipal Center.

VII. Adjournment: A motion was made by A. Ansaldi, seconded by C. Teller, to adjourn the meeting at 9:45 p.m. The motion passed unanimously.

Respectfully submitted,

Catherine E. Teller

Catherine E. Teller
Secretary, Bolton EDC

Please see the minutes of subsequent meetings for the approval of these minutes and any changes to them.