

# Bernardston Master Plan Implementation Committee

## Minutes of May 9, 2017

Members Present: Chris Wysk, Bill Hill, Craig White, John Lepore, Wendy Abramson, Celt Grant

Others Present: Sarah LaValley,

The meeting was called to order at 6:34pm.

### **Approval of Minutes, March 21, 2017**

Motioned by Chris, seconded by Wendy, the Board accepted the minutes as presented.

### **News and Progress**

The Committee reviewed the discussion held at the March meeting regarding implementation priorities, and agreed that it would be helpful to review the recommendations section-by-section and identify priority action items to include in a five-year plan. This should include both low-hanging fruit that can be implemented quickly, and items of importance to begin working on for the long-term.

### **Education and Outreach Recommendations**

The Committee discussed the possibility of investigating the Community Preservation Act, which could raise funding for Open Space and Recreation projects, affordable housing, and historic preservation. Bill moved to add this to the plan. Seconded by Chris, the motion carried unanimously.

The Committee discussed the importance of having information available on the web. Bill moved to add the web update item to the plan, to include all boards and commissions. Seconded by Celt, the motion carried unanimously.

The Committee discussed the importance of the Charity lot. There is some funding available for work on the property, and the Committee agreed that incorporating the recommendation to include younger generations in town activities is a natural fit for this project. Chris moved to include these items in the plan. Seconded by Wendy, the motion carried unanimously.

The Committee discussed recommendations relating to business growth, including formation of a new committee to focus on business development, expansion of the rural economy, and a study of appropriate businesses for the town. Wendy moved to include these in the plan. Seconded by Celt, the motion carried unanimously.

### **Zoning and Policy Recommendations**

The Committee agreed that changes would need to be made to the current zoning to allow expansion of businesses in some portions of the Town, such as Route 10. If this were to occur, some design standards may be useful.

The Committee discussed '40B' projects, and how a developer would currently be able to present an affordable housing development that is denser than zoning allows due to the small percentage of affordable units in town. Focusing on preventing development of large tracts of farmland could be helpful.

Chris moved to include Route 10 rezoning in the plan. Seconded by Celt, the motion carried unanimously. The Planning Board will need to work on details of any proposed zoning amendments.

The Committee discussed accessory uses to farmland. Wendy noted that this would likely not affect current farmers, but could help to attract new kinds of agricultural businesses.

Craig noted that there is a very large demand for rural weddings.

Discussion will resume here at the next meeting, Tuesday June 13.

Chris moved to adjourn, seconded by Celt. The meeting adjourned at 8:04 pm.

Respectfully submitted, Sarah LaValley, Clerk