

Bernardston Master Plan Implementation Committee
(BMPIC)

Meeting Agenda

Tuesday, June 13, 2017
Town Hall Conference Area 6:30 PM

- A. Call to order
- B. Minutes from May 9 meeting and Five Year BMPIC Goals
 - 1. Create columns similar to BMP?
- C. Continue to identify your top 3 priorities for a 5 year plan from
 - 1. Zoning & Policy, pages 187-191
 - 2. Improve Municipal Infrastructure and Services, pages 194-197
 - 3. Strengthening Community Connections, pages 202-203
- D. Next meeting Tuesday, July 11 @ 6:30 PM
- E. Adjourn

Attachments: May 9 Minutes & DRAFT 20170509 Five Year MPI Goals

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

Town of Bernardston

Five Year Master Plan Implementation Goals

Education and Outreach
Work with Community Preservation Coalition to host a workshop to educate residents about the benefits of the Community Preservation Act.
Update information about all boards and commissions on the town website
Continue to educate and involve residents in Charity Farm Lot with community work days. Encourage public participation in developing hiking trails, picnicking facilities, and removing invasive species. Construct signs with information about the lot's history and potentially connect trails to the proximate site of the first settlement. Incorporate the younger generation of residents into this project.
Establish a Development and Marketing Committee to determine how the town and region could attract more businesses to Route 10 and the Priority Development Sites
Coordinate with the county and FRCOG to attract businesses and industries that support the regional rural economy and the processing of natural resources to develop in the Expedited Permitting District (examples include a slaughterhouse, milk processing facility, or sawmill)
Conduct a market study to determine what the most appropriate businesses are that Bernardston can support, given its assets, location, and physical constraints, and target marketing efforts towards these industries.
Zoning and Policy
Rezone Route 10 for mixed use to have attractive shops and businesses that would support the local rural economy and diversify the tax base