



Town of Bolton  
3045 Theodore Roosevelt Highway  
Bolton VT 05676  
802-434-5075

**Planning Commission Meeting Minutes**

June 12, 2017  
Bolton Town Office

Planning Commission Members Present: Linda Baker (Chair), Steve Barner, Jim Bralich, Rodney Pingree and Deb Shelby (via Skype)

Planning Commission Members Absent: None

Also Present: Evan DesLauriers

Clerk: Carol Devlin

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**Agenda**

1. Public Comment
2. Additions and Deletions to the Agenda
3. Minutes – May 30, 2017
4. Bolton Valley Resort
5. Schedule for Summer 2017
6. Search for New Planning Commission Members & Clerk
7. Municipal Planning Grant
8. 2017 Town Plan – Update on Graphic Design
9. Other Communications/Mail
10. Adjournment

**Call to Order**

Linda Baker called the meeting to order at 6:08 p.m.

**Agenda Item 1 ~ Public Comment**

The floor was opened to public comment. There were none.

**Agenda Item 2 ~ Additions and Deletions to the Agenda**

The floor was opened to additions and deletions to the agenda. Carol Devlin added a financial update that will be discussed under the 2017 Town Plan.

**Agenda Item 3 ~ Minutes – May 30, 2017**

Rodney Pingree moved that the PC accept the minutes of May 30, 2017. Steve Barner seconded. Motion carried (4-0).

#### **Agenda Item 4 ~ Bolton Valley Resort**

Evan DesLauriers, one of the new owners of Bolton Valley Resort (BVR), discussed the purchase of BVR, the current status and their plans. Highlights of the discussion included:

- BVR brought all the pieces, except the Ponds, under one group of owners—the ski operation, base lodge, hotel, restaurants, Sports Center are all owned by BVR.
- They also purchased Catamount Bolton Water and Sewer—now known as Bolton Valley Community Water and Sewer.
  - The State of Vermont is requiring a lot of work on the water and sewer systems.
  - Water System
    - The drought, drawing at maximum levels for extended periods of time and leaks have created a water shortage that sometimes results in trucking water.
    - They are going to switch to drawing water at sustainable levels as much as possible.
    - They will be digging another well.
    - They will fix the biggest leak and will continue to look for others.
    - Catching up on maintenance.
  - Sewer
    - Working on preventative maintenance and building a reserve.
    - Pumped 170,000 gallons of sludge from the sludge pit and created a significant amount of storage.
    - Building a roof for the sludge pit,
- BVR plans to develop a new Master Plan based on the new demographic changes at BV and the changes in the ski market.
  - BVR hopes to have a Master Plan next year.
  - The majority of BV residents used to be seasonal; now the majority are residential year-round.
  - The market is currently season passes more than lift tickets.
  - They would like to create a four-season community hub centered on skill based activities (e.g., skiing, mountain biking, frisbee golf, tennis, year passes instead of season passes). “Gateway to Mountain Recreation.”
  - Strategic building with a local mindset and focused on the plan.
  - Emphasis: Keep Bolton Bolton & Four Seasons.
- Expansion of the Base Lodge is another priority. Currently, all venues combined only provides less than 500 seats. This is far below the need.
- BVR bought 60 of the hotel rooms.
  - 24 rooms and 12 bathrooms were remodeled in fall 2016.
  - Remodeling and updating of rooms will continue, starting with elements that most affect guest satisfaction (e.g., beds).
  - Water conservation (e.g., low-flush toilets) is a priority.
- Sports Center
  - Starting with deferred maintenance and insulation.
  - Plan to market it as the Sports Barn.
- The PC reminded Evan that stormwater issues and erosion/bank failures were big issues with Joiner Brook.

- Evan affirmed his awareness of the issues.
- BVR will work closely with the State re: Act 250 and stormwater management.
- Snowmaking capacity is a huge issue.
  - Capacity is far behind need for snow.
  - They are exploring options & are aware that they'll need to work closely with the state.
- When asked about ways the zoning regulations could be revised to help BVR, Evan responded by saying that the 24 units/acre regulation limited their options. Increasing density in the Village District would be helpful.
- Steve suggested checking Stratton out as an example of a four-season resort with high density around a lodge.
- BVR has option to buy Lot 3 (121 acres).
- There was a lengthy discussion about the problems with parking and possible solutions.
- BVR is well situated for solar energy, especially on roofs. It is not so well situated for wind energy, especially with the risks of ice throws.

**Agenda Item 5 ~ Schedule for Summer 2017**

- July 10, 2017
- August 7, 2017 – Special Meeting – Invite DRB to join.

**Agenda Item 6 ~ Search for New Planning Commission Members and Clerk -- Update**

There is one candidate who is interested in joining the PC. There are a couple of issues that need to be considered before the PC can move forward on appointing them. The search for one or two additional members will continue.

Three people have expressed an interest in the clerk's position but no one has applied.

**Agenda Item 7 ~ Municipal Planning Grant**

The PC decided it will apply for a Municipal Planning Grant to rewrite the Bolton Land Use and Development Regulations to conform with the 2017 Bolton Town Plan.

**Agenda Item 8 ~ 2017 Town Plan – Update on Graphic Design**

Carol Devlin passed around the first draft of the 2017 Town Plan with the graphic design. She also explained that the Chittenden Country Regional Planning Commission had sent a detailed account of the time they had spent on the Town Plan between July 1, 2015 and May 30, 2017 (the period covered by the Municipal Planning Grant and the community engagement that came before that). The CCRPC's services exceeded the approximately \$24,000 that Bolton had contracted to pay for them. The PC is grateful for the CCRPC's assistance and willingness to go above and beyond the contract without additional payment.

**Agenda Item 9 ~ Other communications/mail**

There were none.

**Agenda Item 10 ~ Adjournment**

Rodney Pingree moved that the meeting be adjourned. Steve Barner seconded. Motion carried 5-0. The meeting adjourned at 7:55 p.m.

Carol Devlin  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

These minutes were read and accepted by a quorum of the Planning Commission on:

July 10, 2017

Sinda L. Baker

For the Planning Commission