



Town of Bolton
3045 Theodore Roosevelt Highway
Bolton, VT 05676

Bolton Development Review Board

Site Visit Notes

October 31, 2015

Site Visit: 2634 Stage Road, Bolton, VT

DRB Members Present: Michael Rainville (Chair), Steve Diglio, Rob Ricketson (Alternate)

DRB Members Absent: Sharon Murray, John Devine, Charmaine Godin, Margot Pender (Alternate)

Staff Present: Sarah McShane, DRB Assistant

Others Present: Maureen Matthews (abutter)

Posted Agenda:

1. Public Comment
 2. Site Visit: 2634 Stage Road, Bolton, VT
 3. Site Visit Adjournment
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1. **Public Comment**

None

2. **Site Visit:** Application 2014-24-SD: Joji Fillmore –The applicant request final subdivision approval of a subdivision amendment (#2011-19-SD, amending #2010-23-SD) that was previously approved by the DRB on September 9, 2011, but for which no subdivision plat was ever recorded. The property is identified on Town Of Bolton as tax map # 5, id. # 3003246, and is located at 2634 Stage Road.

DRB members met on-site at 2634 Stage Road for the purpose of conducting a site visit in regards to Mr. Fillmore's request for final subdivision review. Maureen Matthews (abutter) was present. No other members of the public or interested parties were in attendance.

The following items were reviewed and discussed:

- DRB members and Ms. Mathews walked along the proposed driveway leading to Mr. Fillmore's parcel. DRB members took note of the stream crossing (culvert) and wondered whether or not it would eventually need to be upsized or otherwise improved.
- DRB members stood at the logging landing and reviewed the A.Johnson right-of-way.
- Ms. Mathews asked the board to take note of the slopes near the landing and in the surrounding area. She stated that they appeared to be more than 25% grade. She reiterated her concern with widening the logging right-of-way and the possibility of it being improved for future residential development.
- DRB members viewed the proposed designated building envelope and noticed that some slopes in the area appeared to be disturbed.
- DRB member Mr. Diglio wondered whether or not the area contained forested wetlands.
- DRB members and Ms. Mathews reviewed the location of property lines and right-of-way(s).
- DRB members discussed the shared maintenance agreement and noted that if an agreement could not be reached between parties, one option would be that the applicant be held responsible for upgrading and maintaining the proposed driveway to B-71 Standards.

1 **3. Site Visit Adjournment**

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3 The site visit adjourned at approximately 11:00 AM.

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5 The next meeting of the DRB will be held on Thursday, December 10, 2015, 6:30 pm at the Bolton Town
6 Office at 6:30 PM. The Fillmore application is scheduled for continued review on January 28, 2016.

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8 Respectfully submitted,

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10 Sarah McShane
11 Bolton DRB Assistant

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13 ***These minutes are unofficial until formally accepted by the DRB.***

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15 These minutes were read and accepted by the Development Review Board on December 10,
16 2015.

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Michael Rainville, DRB Chair

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