

Town of Bolton  
Planning Commission Minutes  
December 4, 2017

Board Members Present: Linda Baker, Kaelyn Modrak, Evan DesLauriers, Deb Shelby,  
Steve Barner  
Clerk: Paula Gervia

Meeting was called to order by Linda at 6:11 pm.

**1. Public Comment**

None

**2. Additions or Deletions to the Agenda**

None

**3. Approval of Past Meeting Minutes - November 13, 2017**

Kaelyn made the motion to approve minutes of 11-13-17, Evan seconded, motion was approved (3-0).

**4. General Business**

- Review of regulations work (Regina Mahoney)
  - Regina reviewed spreadsheet of work - looked at statutory changes from 2004 to present, overview of purpose of change, frame of reference for whether the BLUDRs currently address the issue or whether they need improvement: outlined as best (easily met statutory), better (ok as is), needs improvement (needs work done to align).
  - Two main issues to look out - federal supreme court case, state supreme court case in South Burlington. If you have a resource/land area that you want protected, you need to be very specific in what and why. There also needs to be guidelines on how that resource would be protected. Need to review Town Plan and see what, if any, areas you want to protect and then outline in BLUDRs the specifics related to it.
  - Question on whether there will be a need to re-open the Town Plan to define sections more specifically. Town Plan is currently good for eight years.
  - Additional tab shows to-do list pertaining to BLUDRs.
  - Background references and examples are also included with the work.

- Zoning Administrator outlined a list of items she felt she could help address from the list. Deb is working with Zoning and DRB to outline these to-do lists.
- Steep slopes
  - Linda has talked with various ski towns throughout the state, and within other states, to gather information. No major changes since 2006. 25% is the cut-off for residential/commercial development, however this does not apply for ski recreation.
  - Issues center around storm water runoff. Need to have strict regulations for how water flows. Need to consider maintenance regulations as well.
- Communication from Danielle Fitzko - resilient right-of-ways
  - Plantings in the water/river right-of-ways - there is a group with a grant working with 10 towns in the state to address this (for free) but it includes 2-3 face-to-face meetings. Luke, tree warden for Bolton, helps facilitate what happens to trees in the right-of-ways. Luke has offered to help facilitate this opportunity with PC awareness.
- Review of Town Plan to-do list - questions from Conservation Commission
  - CC would like to move a to-do item from town plan to the PC - feels it should be led by PC, with assist by CC, due to zoning jurisdiction. Item is inventorying scenic landscapes. PC agreed to take the lead.
- Prioritize DRB to-do list of changes
  - Deb shared the to-do list from Zoning Administrator (mentioned above with Regina's work). If Planning Commission has questions about these items, please direct them to Deb. She is working with Zoning Admin and DRB to look at completing tasks from this list to align with regulatory needs.
  - Priority 1: West Bolton (current non-conforming structures) - DRB will be giving PC documents to review in January meeting to address this.
  - Priority 2: Zoning Administrator's list.
  - Deb will send documents, from FTP site from Regina's work, to PC board to review for January meeting.
  - Discussion re: height restrictions on structures.

## 5. Other Business

- Next board meeting scheduled for: January 8, 2018
- Items for next agenda - Review of DRB documents for West Bolton; Review of Town Plan to-do list; Review of DRB height recommendations; Steep slopes
- Other communication - Town of Huntington notice of public hearings, obtain copy of land use regulations from website.

**6. Adjournment**

Deb made the motion "to close the meeting", Steve seconded, no further discussion, all in favor and motion passed (5-0) at 8:02 pm.

Attest: Paula Gervia, Clerk Minutes are unofficial until approved.

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

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For the Planning Commission

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