

Town of Bolton  
Planning Commission Minutes  
January 8, 2018

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

Meeting was called to order by Deb at 6:12 pm.

**1. Public Comment**

None

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

None

**3. Approval of Past Meeting Minutes - December 4, 2017**

Steve made the motion to approve minutes of 12-04-17, Evan seconded, motion was approved (5-0).

**4. General Business**

- a. Review of DRB documents for West Bolton
  - Reviewed four documents provided by DRB. PC is in agreement with recommendations. Linda made motion to accept recommendations within documents, Kaelyn seconded, motion was approved (5-0).
- b. Review of DRB height recommendations
  - Removing volume requirement for nonconforming calculations.
- c. Review of Town Plan to-do list
  - Suggestion to table this at this time given nothing has changed to date.
- d. Steep slopes
  - Linda provided summary of notes from her research with Zoning Administrators and engineers from four different states with mountains. Common consensus of slopes development is the same as when visited in 2006, nothing over 25%. Driveway slope of 15% is standard.
  - Steep slope concerns have been around erosion and runoff.
  - About 20 properties in town with steep slopes issue.

- Consideration to also change wording related to ski lifts/trails - change to outdoor recreation activities.
- Review outdoor recreation structures and current regs
- Recommendation to ask DRB for possible solutions/wording for language to use to then have the PC review again to pass along to the document writer.

e. 2018 grants (Unified Planning Work Program (UPWP) Project Application Deadline is January 18th)

- PC currently has a full plan for 2018, and it does not seem reasonable to take on additional work at this time.
- Discussion on feasibility of bike path. Evan will look into resources with VT Mountain Bike Association (VMBA). Evan will let Selectboard know of potential interest - potential for next year given timeframe.
- Deb will follow up with Emily about Spring 2018 needs for the PC community engagement plan.

#### 5. Other Business

- Next board meeting scheduled for: February 12, 2018
- Items for next agenda - Review of previous community engagement notes from Town website (Bolton Valley, Rt 2, Duxbury Rd); Housekeeping Regulations Updates
- Other communication - Received copy of Richmond Planning Commission's Proposed 2018 Town Plan Report

#### 6. Adjournment

Steve made the motion "to close the meeting", Evan seconded, no further discussion, all in favor and motion passed (5-0) at 7:40 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