



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

Planning Commission Meeting Minutes

January 9, 2017
6 pm

Planning Commission members present: Linda Baker (Chair - via Skype), Steve Barner, Jim Bralich and Deb Shelby

Planning Commission members absent: Rodney Pingree

Also present: Emily Nosse-Leirer (CCRPC)

Minutes taken by S. Barner

Agenda

1. Public Comment
2. Addition/Deletions to the Agenda
3. Minutes – December 12, 2016
4. Town Plan and Profile – Draft
5. Warning for Hearing on February 9, 2017
6. Chittenden County Regional Planning Commission FY 18 Unified Planning Work Program
7. Conserved Land Table, Map and Remaining Questions
8. Graphic Design Update
9. DRB – Hearing Notice re: Wheeler Field Development
10. Future Meetings -- Town Plan Hearing – February 9, 2017 ☐ February PC Meeting – TBA
11. Other Communications
12. Adjournment

Call to Order

Linda Baker called the meeting to order at 6:09 p.m.

Agenda Item 1 ~ Public Comment

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

Agenda Item 2 ~ Additions and Deletions to the Agenda

The floor was opened for additions and deletions to the agenda. There were none.

Agenda Item 3 ~ Minutes of December 12, 2016 Meeting

Stephen Barner moved to accept the minutes of December 12, 2016. Deb Shelby seconded the motion. The motion carried (4-0).

Agenda Item 4 ~ town Plan & Profile

The Commission members went through the complete draft, making a number of minor edits. At Emily Nosse-Leirer's suggestion, the Safety section (starting on p. 16 of the draft) was deemed redundant with Resilience, and it was decided to combine the two in the Resilience section.

Other topics of discussion were:

1. There was discussion about the proposed fees related to state-level administration of the Municipal Roads General Permit (refer to p. 26 of the draft plan).
2. At the direction of the RPC, an objective was added to the Natural Resources section to address earth extraction.
3. There was a proposal to reclassify landlocked parcels in the Rural II district as Forest district parcels.
4. Deb Shelby suggested that there be a designation of areas for commercial development.
5. It was decided to retitle p. 47 "Areas with Development Constraints, Forest, and Conserved Lands.
6. Draft maps to be included with the final publication were handed out.
7. There was discussion about whether the Ethan Allen Firing Range should be in the Conservation District, as it is now. Neighboring towns that also host the range do so (under different, but similar district names).
8. The Commission reviewed the Written Report on the draft Town Plan, which is a summarization of the changes. Deb Shelby moved to accept the report as written, with Jim Bralich seconding. Motion passed unanimously.
9. Deb Shelby moved that the draft Town Plan be accepted, with the changes discussed. Jim Bralich seconded. Passed unanimously (4-0).

Agenda Item 5 ~ Warning for the February 9 Public Hearing on the Town Plan

It was pointed out that the Selectboard is focused on the town budget and may not have time to review the draft Town Plan before the public hearing. This was not deemed to be an issue that should delay the hearing, as there should be time for the Selectboard to do so afterward and still keep the approval process on schedule.

Agenda Item 6 ~ CCRP FY 18 Unified Work Plan

The CCRP UWP offers a grant that would help us rewrite the Zoning Ordinance to be aligned with the new Town Plan. The Town would need to provide a minimum 20% match. It was anticipated that reviewing existing related documents would take 29 hours at a rate of \$85 per hour. The town's match for the total would be \$493. Deb Shelby moved to accept the proposed plan, with Jim Bralich seconding. Motion carried unanimously.

Agenda Item 7 ~ Conserved Land Table, Map and Remaining Questions

Discussion about rezoning the Preston / Lafreniere homestead to Rural 1 as it is no longer state land, put a privately-owned property, still in the Conservation District. This slightly affects town statistics as referenced in the new plan and will require a small adjustment of some maps.

Agenda Item 8 ~ Graphic design Update

The Commission reviewed a sample of the graphic layout of the new plan and offered one suggestion about the design of text callouts.

Agenda Item 9 ~ DRB Hearing Notice re: Wheeler Field Development

Discussion about the upcoming DRB hearing, January 26th, in case any Planning Commission members would like to attend.

Agenda Item 10 ~ Future Meetings

After the public hearing on the draft Town Plan, Feb. 9th, the next regular meeting will be February 23rd.

Agenda Item 11 ~ Other Communications

Joss Besse stopped by to inform the Commission that a group titled the Planning Advisory committee will be reviewing the draft Town Plan on behalf of the regional Planning Commission.

Agenda Item 12 ~ Adjournment

At 8:20 pm, Deb Shelby moved for adjournment with Jim Bralich second. Passed unanimously.

Stephen Barner

Member: Bolton Planning Commission

These minutes are unofficial until accepted.

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

February 23, 2017

Linda Baker

For the Planning Commission