



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

Planning Commission Meeting Minutes

July 11, 2016
6:00 – 8:00 p.m.

Planning Commission members present: Linda Baker (Chair), Steve Barner, Jim Bralich,

Planning Commission members absent: Rodney Pingree and Deb Shelby

Also present: Emily Nosse-Leirer (CCRPC)

Clerk: Carol Devlin

Agenda

1. Public Comment
2. Additions and Deletions to the Agenda
3. Minutes ~ June 13, 2016
4. Goals & Objectives – Prosperity - Draft Two
5. Graphic Designer Search Process
6. Meetings:
 - August 8, 2016
 - September 12, 2016
 - Fall Schedule
7. Other communications/mail
8. Adjournment

Call to Order

Linda Baker called the meeting to order at 6:15 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 for additions and deletions to the agenda. Carol Devlin said that she would add a sketch plan application to the DRB at the end of the meeting.

Agenda Item 3 ~ Minutes ~ June 13, 2016

Jim Bralich made a motion to accept the minutes of June 13, 2016. Linda Baker seconded the motion. The motion carried (3-0).

Agenda Item 4 ~ Goals & Objectives – Prosperity Draft One

The PC reviewed the new draft of the Prosperity: Utilities, Facilities and Services section concentrating mainly on goals and objectives. Topics discussed included:

- The feasibility of private community and/or municipal water and waste water.
- Doing a ground water study through the State Geologist's Office.
- Emergency response should include planning at the county and regional level.
- Emergency response should include communication between the dams upriver and the Town of Bolton.
- The feasibility of creating an Emergency Response Committee
- Maintaining an adequate budget for the Highway Department

The PC reviewed the new draft of the Prosperity: Economy section. This discussion focused on the wording of the goals/objectives and the challenges of balancing business with natural resources.

The PC had a lengthy discussion of the first draft of the Prosperity: Energy section. Emily explained that Act 174 (signed spring 2016) established the opportunity for town plans to be certified by the Department of Public Service and receive a Certificate of Energy Compliance. Certified town plans will receive "substantial deference" from the Public Service Board (PSB) during any decisions on renewable energy siting. The standards for certification will be established in November 2016 which may require changes to this section. Key points to consider:

- Without energy certification, the Town will have a limited voice in PSB proceedings.
- If development is allowed in an area, then it is very difficult to disallow siting of renewable energy.
- Although the criteria for certification will not be determined until November, Emily used community standards that had done well before the PSB as a guideline for creating a first draft of Community Standards for energy.

The PC discussion of energy included the following:

- No NIMBY in the plan.
- Discussion of possible areas for the siting of solar and wind energy.
 - Used ANR maps to guide discussion.
 - Reiteration that saying no to renewable energy in an area already developed is not an option.
 - There are possible sites in West Bolton, Bolton Valley and along I-89 that might work for alternative energy.
- The PC will work with the CC to create a list of sites to be protected.
- The Town will not be able to protect views.
- The encouragement of solar roof installation on individual properties.

- Emily will contact ANR to ask for the State's position on alternative energy in Camels Hump State Park, the Mount Mansfield State Forest and the Robbins Mountain Wildlife Management Area.
- Emily will also talk with ANR re: their position on alternative energy siting in or close to significant Contiguous Habitat Units and Wildlife Corridors.
- Emily will research state restrictions on outdoor wood furnaces.

Agenda Item 5 ~ Graphic Designer RFP Process

Carol Devlin updated the PC on the status of the search for a graphic designer for the Town Plan. The RFP was distributed as follows:

- Emailed to individuals who had inquired.
- Shared on several professional listservs.
- Placed on the State of Vermont bid system
- Emailed to graphic design faculty at local colleges.
- Posted on the Bolton website, Facebook page, and Front Porch Forum.
- Posted on neighboring Front Porch Forums.

Three designers have already expressed interest in submitting a proposal.

At the end of July Carol will distribute the proposals that have been received with an evaluation form that she showed to the PC. She will collect the evaluations before the August PC meeting and report on how the proposals were ranked. The PC will decide on a graphic designer to recommend to the Select Board.

Agenda Item 6 ~ Meetings

August 8, 2016 – August PC Meeting

September 12, 2016 – September PC Meeting

September 2016 – Deb and Emily will attend a Conservation Commission meeting to discuss goals and objectives for the Natural Resources section

September 26, 2016 – A short PC meeting to approve the goals & objectives to be presented at the town forum

October 5, 2016 – Town Forum on Goals & Objectives

October 10 2016 – October PC Meeting

Agenda Item 7 ~ Other communications/mail

Carol Devlin went through the recent communications with the PC:

- Michael McKeown sent a letter re: regulations and buildings which were built before the regulations were adopted. He made several specific recommendations for changes to the regulations. The PC appreciated the specific suggestions and will discuss them this fall when they discuss the land use section of the plan. They will also add the suggestions to the file for updating the BLUDRs (the Bolton Land Use and Development Regulations).
- The 4x4 Center received its Act 250 Land Use Permit.
- There is a Fourth Amended Order re: The Public Service Board (PSB).

- The CCRPC is working with towns in Chittenden County on a “Building Homes Together” housing campaign. Carol asked how the campaign would fit in with the goals/objectives in the housing section. Emily explained that the ones we had already discussed fit the campaign.
- The Agency of Natural Resources sent Bolton its Annual Project Plans for State Lands.
- Andrea Charest raised concerns about the maintenance of the canoe access on the Duxbury side of the Winooski. It is almost totally overgrown with poison ivy. There is some confusion about who owns it. The PC agreed that maintaining the access should be included in the discussion of action items for the Natural Resource section of the Town Plan.

Agenda Added Item ~ Wheeler Field Sketch Application

Carol Devlin explained that Charles F. Reiss of Vermont Building Resources and Jeffrey Brown had submitted a Request for Sketch Plan Review to the Development Review Board (DRB) for a plan to develop the property known as Wheeler Field. The plan leaves approximately 50% of the land as wetlands. The remaining land would be divided into 8 lots, 6 of which would be developed. The remaining 2 lots will remain undeveloped until 2020 to give the town or a community organization the opportunity to buy the lots for use by the community. There are four requests for waivers in the application.

PC Members should review the application and get their comments to Linda Baker before the DRB meeting. Representatives of the PC should attend the DRB meeting.

Carol also shared “Wheeler Field Conservation: A Prospective Opportunity”, a document by the new group, Friends of Wheeler Field. It is their vision for the protecting Wheeler Field.

Agenda Item 8 ~ Adjournment

Steve Barner moved that the meeting be adjourned. Linda Baker seconded. Motion carried 3-0. The meeting adjourned at 8:50 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:

8/8/16

Linda P. Baker
For the Planning Commission