



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

Planning Commission Meeting Minutes

November 14, 2016
6:00 p.m.

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

Planning Commission members absent: Deb Shelby

Also present: Emily Nosse-Leirer (CCRPC) and Sharon Murray (Select Board)

Clerk: Carol Devlin

Agenda

- Public Comment
- Additions and Deletions to the Agenda
- Minutes ~ October 10, 2016
- Graphic Design Options
- Land Use
- Select Board Input
- Other communications/mail
- Adjournment

Call to Order

Linda Baker called the meeting to order at 6:00 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.

Agenda Item 3 ~ Minutes ~ October 10, 2016

Jim Bralich moved that the PC adopt the minutes of October 10, 2016. Rodney Pingree seconded the motion. The motion carried (3-0). Note: Steve Barner arrived after the vote.

Agenda Item 4 ~ Graphic Design Options

Brandy Saxton of Place Sense sent three sample formats for the PC to consider. The PC selected a basic format and then came up with items they would like to see incorporated into that format.

Agenda Item 5 ~ Land Use

The PC discussed the second draft of the Land Use Section, concentrating on the zoning districts. The discussion included:

- Exploring rezoning West Bolton as a hamlet (a ¼ to ½ mile radius walkable neighborhood centered on the intersection of Notch and State Roads).
- The feasibility of master plans in the Resort Residential and possibly changing the Resort Residential area.
- How the districts relate to the Maintain/Evolve/Transform (MET) map that was used for the Fall 2015 community engagement campaign.
- Flood Area definitions and overlays
- Agricultural overlays – the impact of agricultural overlays on development, including a discussion of whether an agricultural overlay was necessary given the location of prime agricultural land in Bolton and zoning incentives.
- Source water overlays
- Extending the village district

Agenda Item 6 ~ Select Board Input

Carol Devlin explained that the SB regrets that the forum is the night of a SB meeting. There had been some consideration of asking the SB to the PC's meeting on Monday, December 12. However, the SB is having a special meeting that evening. Sharon Murray said that the SB appreciated Linda Baker's visit to one of their meetings and that the SB is fairly up-to-date on the progress and schedule with the plan. She suggested that the two boards connect again after the holidays.

Agenda Item 7 ~ Future Meetings

The next month will be a busy one for the PC:

- Special PC Meeting in November – Monday, November 28, 2016
- Community Forum – Monday, December 5, 2016
- Special PC Meeting in December – Monday, December 5, 2016 (AFTER FORUM)
- PC Meeting in December – Monday, December 12, 2016

Agenda Item 8 ~ Other communications/mail

- Update on Wheeler Field
- Memo from Sarah McShane, the Zoning Administrator, regarding a request for a change of zoning for a property at 5508 Theodore Roosevelt Highway. Carol Devlin will add it to the fill of suggestions for the BLUDRs update.
- Carol Devlin announced that she has let the SB know that she is resigning as the clerk for the PC effective June 30, 2017. Note: She will be continuing as the Assistant Town Clerk.

Agenda Item 9 ~ Adjournment

Steve Barner moved that the meeting be adjourned. Rodney Pingree seconded. Motion carried 4-0. The meeting adjourned at 8:25 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:

For the Planning Commission

DRAFT