



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

Planning Commission Meeting Minutes

October 10, 2016
6:00 p.m.

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

Planning Commission members absent: Jim Bralich

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

Clerk: Carol Devlin

Agenda

1. Public Comment
2. Additions and Deletions to the Agenda
3. Minutes ~ September 26, 2016
4. CCRPC Presentation on the Regional Energy Plan
5. Goals & Objectives – Prosperity -- Energy
6. Land Use
7. Financial Update
8. Other communications/mail
9. Adjournment

Call to Order

Linda Baker called the meeting to order at 6:07 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. Future meetings was added at the end of the meeting.

Agenda Item 3 ~ Minutes ~ September 26, 2016

Linda Baker suggested that the phrase “general consensus” used in Agenda Item 9 was redundant. Carol Devlin deleted the word “general”. Deb Shelby moved that the PC accept the minutes of September 26, 2016 as corrected. Rodney Pingree seconded the motion. The motion carried (3-0). Note: Steve Barner arrived after the vote.

Agenda Item 4 ~ CCRPC (Chittenden County Regional Planning Commission)

Presentation on the Regional Energy Plan

Emily Nosse-Leirer shared the CCRPC (Chittenden County Regional Planning Commission) presentation on energy planning. The presentation and discussion focused on the following points:

- The State of Vermont energy goals, particularly 90% renewable energy by 2050 and the importance of reducing transportation energy costs.
- The State of Vermont's Regional and Local Energy Standards which will be released in November 2016.
- The CCRPC's efforts to establish a Regional Energy Plan that will be Chittenden County's plan for contributing to the State's goals.
- Energy Compliance Certification will be provided to regions and towns that have plans meeting the new state standards
- "Substantial deference" will be given to towns with Energy Compliance Certification by the Vermont Public Service Board.
- Energy mapping
 - Sites that have been identified as possible sites for solar or wind energy
 - Constraints on energy siting
 - Local constraints on energy siting
- Based on her work on the Town Plan and PC discussions, Emily will communicate Bolton's feedback on local constraints to the CCRPC.

Agenda Item 5 ~ Goals & Objectives – Prosperity -- Energy

The PC will probably have to amend the energy section of the Town Plan once the State and CCRPC have finished the state and regional energy plans.

The PC discussed the CCRPC energy siting maps and discussed local constraints including conserved land, steep slopes, setbacks, and flood zone. There are few viable sites in Bolton given the constraints. The PC favors allowing solar and wind sites in some areas in West Bolton and along the I-89 corridor. It also supports individual property owners siting small alternative energy on their property (e.g., solar panels on roofs, small hydroelectric projects).

Agenda Item 6 ~ Land Use

Carol Devlin started the land use discussion by following up on questions that were asked at the 9/26/16 meeting regarding the tax ramifications of Current Use.

- The State of Vermont Current Use Board sets the value of land in the CU program at approximately \$100 per acre for timber and approximately \$230 per acre for agriculture.
- A parcel's use value assessment based on the value set by the State equals its Current Use value.
- The State of Vermont reimburses the town for taxes on property in Current Use through Hold Harmless Payments which cover town property taxes but NOT education taxes.

The PC reviewed the descriptions of the Land Use Zones in the 2012 Town Plan. The highlights of the discussion included:

- Areas we do not want alternative energy; areas where alternative energy might be an option.
- Continuing to allow development in the Village Flood Zone.
- A recognition of limited options for commercial development in Bolton; alternative energy might be one of the few realistic options.
- Changing densities, smaller minimum lot sizes.
- Reviewed comments from the Fall 2015 community engagement re: land use.
- Changing West Bolton's designation to hamlet or village to reduce referrals to the DRB and increase density.
- Increasing density by building up.
- Protecting Bolton's options for community (not municipally owned) water systems. Rodney Pingree has been working with the State Geologist to have a survey that would map increase the town's understanding of its aquifers and the soils associated with them. The survey is currently scheduled for fall 2017.
- State village designation as a possibility for the village district on Rt. 2, West Bolton or Bolton Valley.

Agenda Item 7 ~ Financial Update

In response to PC members' questions at the September 26, 2016 Carol Devlin presented a quick update of the PC finances:

Reserve fund: \$4,000 is in the fund from the FY 15-16 budget. Another \$4,000 for the FY 16-17 year will be deposited in June 2017.

\$319.55 was left in the operating budget at the end of FY 15-16.

\$2,980 (not including September expenses) is in the FY 16-17 operating budget.

Expected expenses remaining for FY 16-17 include:

\$5,300 to the CCRPC for the remaining work on the Town Plan due 6/30/17.

\$4,500 to Brandy Saxton of Place Sense for the graphic design for the Town Plan.

Expenses for meetings, hearings, mailings, warnings and printing

Agenda Item 8 ~ Other communications/mail

- VTRANS is holding a Community Concerns meeting on 10/25/16 at Smilie at 6:30 to discuss work on the TH 4 Bridge 51-3 (the Notch Rd. bridge under I-89).
- VLCT 2016 Fall Planning and Zoning Forum is 11/2/16.
- The SB communicated with Green Mountain Power re: the Town of Bolton's concerns re: the relicensing of the Bolton Falls Hydroelectric Project, particularly communications.
- A Wastewater System Permit has been issued for 139 Champ Ln.

- Carol Devlin has more information on the statewide parcel mapping project that she can share at a later meeting if members are interested.

Agenda Item 9 ~ Future Meetings

There will be two meetings in November:

November 14

November 28

Sharon Murray requested that someone from the PC meet with the SB to bring them up to date on the PC's work on the Town Plan and the proposed schedule.

Agenda Item 9 ~ Adjournment

Steve Barner moved that the meeting be adjourned. Rodney Pingree seconded. Motion carried 3-0. Note: Deb Shelby had left before the vote. The meeting adjourned at 8:35 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:

11/14/16

Sunda S. Baker
For the Planning Commission