



Town of Bolton
3045 Theodore Roosevelt Highway
Bolton VT 05676
Select Board Minutes
October 20, 2014

Board members present: Josh Arneson, Jen Dudley Gaillard, Ron Lafreniere; Chair, Sharon Murray

Board members absent: Gene Armstrong

Also present: Larry Williams, David Parot, Rosa Ricketson

Clerk: Amy Grover

1. **The meeting was called to order at 5:46 p.m. by Ron with a quorum present.**
2. **Additions or deletions to the agenda – none.**
3. **Public comment – none.**
4. **Appointments –**

I. Larry Williams – Zoning Process.

Larry stated that:

- He was coming to the board as he felt there was not a good working relationship between Bolton Valley and the board, and he was hoping for a “reset.”
- In mediation it was noted that there was an issue of contempt for the DRB and staff; that it was not contempt, it was frustration and he apologized for contributing to that.
- He felt that trust was at issue; the town’s perspective was always “what is Bolton Valley trying to get away with.”
- His recognized this was the first meeting after 4 x 4 Center curb cut hearing.
- His view was that the zoning process was frustrating, lengthy, time consuming, expensive, and that the zoning regulations were cumbersome, too complex, took too much time to complete the process, coming with great expense for attorneys, permits, and engineers. Bolton’s regulations were more complicated than Burlington’s.
- He felt frustration with the Planning Commission and the planning process, and felt that his expressed concerns never carried any weight.
- He gave an overview of his history of involvement with Bolton Valley and stated that every year he has to have a conversation with his partner about keeping the mountain open, and he was at the point where he wasn’t sure if he wanted to do that any longer; the relationship with the town was making it easier to walk away, and he did not want to feel like that.
- Impacts of the mountain closing would be: the loss of 30 – 40 year round jobs and 200+ seasonal jobs, loss of real estate values, and the burden of increased water and sewer costs; rates would double.
- The value of the mountain was in the assets; i.e. lifts. If the lifts were sold off, the mountain would never re-open.
- He was asking for the Select Board to consider a different zoning regulation model that was less complex, or an overlay district model - CCRPC would help, and Bolton Valley could contribute input to that process.
- He recognized the town could advocate that things were fine and no changes were needed, but if the mountain was going to be successful, they needed the town to be a partner with them and he didn’t feel the mountain had that.

The Select Board noted:

- That there be recognition that the town does not have full time planning or zoning staff, nor sufficient staff support for the DRB or PC, which was struggling to complete the town plan, without that the town cannot implement zoning.
- Support from CCRPC comes at \$50/hour.

- The town is open to change and needs to balance the needs of the town with the needs of the mountain; 90% of the town does not go through ACT 250 and the regulations have to apply to all. The town does not feel that the regulations are complicated.
- The concern in 2005 when the zoning regulations were being drafted was high density development, development circumstances have changed. However steep slopes, SPAs, upland wetlands, patterns of land use and subdivisions still need to be recognized and addressed, which does not happen at the state level.
- The town would be happy to have a dialogue regarding the zoning regulations, they recognize frustration with the process which has been expressed by other parties.
- The PC started to draft an overlay district in 2010 with staff support from CCRPC. That staff person left and CCRPC was unable to provide additional staff and the process was shelved. Amy provided a copy of that 2010 draft to all.
- Frustration on the part of the town was the 34K in legal expenses, and frustration from the DRB was that applications were approved, the use of two trails was the only denial.
- Suggested that the process was smoother when Bolton Valley used a permitting specialist instead of attorneys, part of creating a good working relationship would be not working through attorneys.
- The board appreciated Larry taking the time to come and speak with them; they also would like a relationship that works for everyone – they would prefer to spend town funds on services, not attorney fees, and suggested that Larry have the same conversation with the DRB.

The group noted both sides were open to continue the dialogue and search for opportunities for middle ground.

5. Business and Action Items:

- Loan Consolidation, Balances, Sequestration: Noted: consolidation of Town Office and BVFD vehicle loans would be difficult as each were warned separately in two different years; could require extensive legal finagling. Balances due are \$57,723 and \$58,274 respectively. Amy had been in contact with Merchant's Bank, they offered to refinance loans at 2.2% down from 5.25% and 5.35% respectively. Jen made the motion "to accept Merchant's Bank offer for the Town Office Capital Improvement Note and BVFD Vehicle Note to be refinanced at 2.2% and to be issued in conjunction with the BVFD Capital Improvement Note refinance." Sharon seconded. There was no further discussion. All were in favor and the motion passed (4-0). Sequestration has added approximately \$380 in interest to the US Bond Note.
- Signatures: The board signed the Small Credits and Refund and Sexual Harassment Policies approved at the October 6, 2014 meeting. The board reviewed the 2014 audit statements and Sharon made the motion "to accept the 2014 audit findings and report of Mudgett, Jennett, & Krogh-Wisner." Jen seconded. There was no further discussion. All were in favor and the motion passed (4-0). Ron and Amy signed the audit governance letter and the Approval of Financial Statements and Reports. Amy will the draft management's response to the material weakness and significant deficiency noted in the report and submit all the documents.
- ERAF: Tabled until input from Gene received.
- Website: The board gave approval for a "go live" date of January 1, 2015. Amy to provide WordPress and access information to Josh.
- MMU Travel Club Fun Run: Informational special event permit and parking permission form filed.

New Business

- Reserve Fund: Documentation of the past three years' deposits to Reserves was provided and reviewed. Amy noted the need to do an emergency transfer from the TD Reserve fund to the TD operating account to cover payroll expenses, and that the 5K had already been paid back from the Merchant's Bank operating account. Sharon made the motion "to approve the emergency transfer of 5K from the Reserve fund to the operating fund to cover payroll expenses." Josh seconded. There was no further discussion. All were in favor and the motion passed (4-0).
- Brief Updates: PILOT Payment of \$79,482 received from the SOV. Permit fee for 4 x 4 Center curb cut access was paid in August. Richmond Rescue reports distributed electronically.

- Tax Abatement Request: Noted request was allowed under event24 VSA§ 1535, #3. BTA meeting scheduled for 5:30 p.m. on Monday, November 10, 2014, JPs notified.
- Procurement Policy/HMPG grants: Sharon noted that the state requires the administration of the HMPG grant goes out to bid when the grant is approved; at least three quotes. Noted a model purchasing policy is in the Select Board handbook, appendix 7, and procurement policy information is available from the VLCT.
- Notch Road Sign: Brief review of expenditures to date and reimbursements; sufficient funds to cover new sign cost. Drivers new to the gravel pit are having difficulty finding the road, coming to town office irate, calls from residents on the missing sign. Amy to let Eric know OK to order.
- Warrants: Signed with the exception of a warrant for the invoice to Barrows for repair of the BVFD ATV. More information requested. Amy to contact Mike.
- Minutes October 6, 2014: Sharon made the motion "to approve the minutes of October 6, 2014 as amended: 'the 4 x 4 Center hearing was closed and Sharon and Josh rejoined the board.'" Jen seconded. There was no further discussion. All were in favor and the motion passed (4-0).

6. Communications: none

7. Other Business:

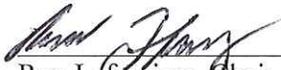
- Josh noted there was no engaging "your driveway culvert and you" type of document available. Will try to put information together for FPF and Facebook before winter for residents.
- Meeting schedule: 11/10 & 11/17, 12/1: Highway budget & 12/15, 1/5/15 – sign warning for town meeting, 1/19 (? MLK Day).
- Review permit fees after budget process complete.

- 8. Closing:** No other business was brought before this Board at this time. Josh made the motion "to close the meeting." Sharon seconded. There was no further discussion. All were in favor and the motion passed (4-0), at 9:15 p.m.

Attest: Amy Grover, Clerk

Minutes are unofficial until approved. These minutes were read and approved by the Bolton Select Board on:

11/17, 2014



 Ron LaFreniere, Chair, For the Board

