



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

**Planning Commission Meeting Minutes**

September 26, 2016  
6:00 p.m.

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

Planning Commission members absent: None

Also present: Emily Nosse-Leirer (CCRPC)

Clerk: Carol Devlin

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**Agenda**

1. Public Comment
2. Additions and Deletions to the Agenda
3. Minutes ~ September 12, 2016
4. Budget Request for FY 17-18
5. Graphic Design Update
6. Schedule
7. Goals & Objectives – Place -- Resilience
8. Goals & Objectives – Place – Cultural, Historic and Scenic Resources
9. Goals & Objectives – Place – Natural Resources
10. Goals & Objectives – Place – Recreation
11. Land Use
12. Other communications/mail
13. Adjournment

**Call to Order**

Linda Baker called the meeting to order at 6:05 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 ~ September 12, 2016**

Carol Devlin pointed out that the draft minutes included an instance of 2106 instead of 2016. She corrected the error. Rodney moved that the PC accept the minutes of September 12,

2016 as corrected. Jim Bralich seconded the motion. The motion carried (3-0). Note: Deb Shelby and Steve Barner arrived after the vote.

**Agenda Item 4 ~ Budget Request for FY 17-18**

Carol Devlin said it was time for budget requests. The PC decided to make the same request as they'd made last year. Jim Bralich moved "that the town continues to build a planning reserve fund for plan and bylaw updates, to be funded in FY17 at \$4,000; and that the Planning Commission receives \$3,000 for its operational budget." Deb Shelby seconded. The motion carried 5-0.

**Agenda Item 5 ~ Graphic Design Update**

Brandy Saxton from Place Sense will develop three options for layout and present them to the PC at the November 14, 2016 meeting.

**Agenda Item 6 ~ Schedule**

Emily Nosse-Leirer handed out the tentative schedule for the rest of the year and through the hearing process.

- October 10, 2016 – PC Meeting, Energy & Land Use
- November 14, 2016 – PC Meeting, Land Use & Graphic Design
- November 28, 2016 – PC Meeting, Finalize Initial Action Prioritization, Land Use (if necessary)
- December 5, 2016 – Town Forum on Actions, Goals & Objectives
- December 12, 2016 – PC Meeting, Finalize Draft, Warn Public Hearing

**Agenda Item 7 ~ Goals & Objectives – Resilience**

At the beginning of the discussion of the Town Plan, Linda Baker suggested added a graphic of "Bolton by the Numbers" (e.g., population, acres, conserved acres, etc.). Emily Nosse-Leirer and Carol Devlin will work on this.

PC discussed the Resilience section of the Town Plan briefly to go over a couple of minor changes resulting from the last meeting and the relationship between flood insurance and changes in the floodplain maps.

**Agenda Item 8 ~ Goals & Objectives – Place – Cultural, Historic & Scenic Resources**

The PC discussed the Cultural, Historic and Scenic Resources section. Emily Nosse-Leirer and Deb Shelby met with the Conservation Commission on Monday, September 19, 2016. The CC stated that they are not interested in being involved with historic preservation and do not want the Conservation Fund to be used for historic preservation. Emily therefore deleted references to the CC from the section. The discussion included the following:

- The possibility of getting a scenic designation from the State. Emily will check to see if the State still designates scenic drives of any kind.
- The PC agreed that Certified Local Government status is not realistic.
- Emily also explained that both she and Carol Devlin had talked to Richard Amore from the State regarding the possibility of State Village Designation for areas in

Bolton. It is unlikely that any place in Bolton will be eligible but he is willing to come to town to see the areas and discuss the possibility.

**Agenda Item 9 ~ Goals & Objectives – Place – Natural Resources**

The PC discussed the Natural Resource section. Suggestions from the Conservation Commission were the main focus of the discussion. Some of the suggestions from CC members represented different perspectives on conservation. The discussion included:

- Gravel pits, particularly the need to protect roads from erosion with setbacks and limitations on grades near roads. Carol Devlin will check with the Zoning Administrator to see if there are existing permits for gravel pits.
- Protecting ground water which is Bolton's main source of drinking water. Rodney Pingree has advocated with the State Geologist's Office for a geological survey which will be done some time in 2017 as part of a multi-town survey. Set backs are extremely important for wells and septic systems.
- Conserved land. Discussed the maps for conserved land and land use.
- The relationship between the Town Plan, the Bolton Land Use and Development Regulations (also known as BLUDRs or zoning regulations) and the recommendations included in the Science to Action report.
- Setbacks for vernal pools and wetlands.
- Working with the Conservation Commission.
- The State regulates logging. However, given the importance of logging to Bolton, the PC plans to retain the section on logging and worked on how they wanted to word that section.
- The tax incentives for Current Use were discussed. Carol will check with Kermit Blaisdell (the Town Assessor) to get a better understanding of the tax implications of Current Use.
- Protecting bear habitat.
- Travel Corridors. It's hard to discuss protecting travel corridors when there isn't a clear inventory of where they are and when the consensus is all of Bolton is a significant travel corridor.
- Rare, Threatened and Endangered Species. The PC would like to keep RTE in the plan.
- Removing the actions that recommend educating property owners and create a separate changeable document with resources for property owners.

**Agenda Item 10 ~ Goals & Objectives – Place -- Recreation**

The PC discussed the Recreation section. The discussion included the following:

- Explicit mention of the accidental injuries and deaths at the potholes.
- Parking for recreational sites.
- Competing recreational activities.
- Trail plans and standards.
- Complete Streets.
- The Winooski River boat access and the Sarah Holbrook property.

**Agenda Item 11 ~ Land Use**

Emily Nosse-Leirer requested that the PC read the descriptions of the zoning districts and consider potential changes to the zones. The PC briefly discussed the land use maps and will be looking at those to consider changing uses.

**Agenda Item 12~ Other communications/mail**

Carol Devlin distributed a memo from the CCRPC (Chittenden County Regional Planning Commission) about the Regional Energy Plan. We will be discussing the regional plan at the October PC meeting.

**Agenda Item 13 ~ Adjournment**

Jim Bralich moved that the meeting be adjourned. Steve Barner seconded. Motion carried 4-0. Note: Deb Shelby had left before the vote. The meeting adjourned at 8:40 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:

Oct 10, 2016

Linda R. Baker  
For the Planning Commission