



**TOWN OF BOLTON**  
3045 Theodore Roosevelt Highway  
Bolton, VT 05676

**Bolton Development Review Board**

**Approved Meeting Minutes**

December 10, 2020

Remote Meeting

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**Present:**

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*Members:* All via remote – Steve Diglio (Chair), Adam Beaudry (Vice Chair), John Devine, Adam Miller, Spencer Nowak (Alternate)

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*Staff:* All via remote – Jon Ignatowski, Planning & Zoning Administrator and DRB Clerk

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*Public:* Amy Grover, John Stewart and Lindsay DesLauriers

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**Posted Agenda:**

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**6:30 PM**            **Introductions, adjustments to Agenda & Public Comment**

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**6:35 PM**            **Informal Discussions with Prospective Applicants**

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**Ric Weston** – Seeking DRB comments on revised site plan for single family dwelling on 1811 Happy Hollow Road

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**Lindsey DesLauriers** – Seeking DRB comments on plan to construct six primitive cabins on 1320 Theodore Roosevelt Hwy

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**7:30 PM**            **Meeting Minutes** – review & approve draft minutes from October 22, 2020 DRB meeting

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**7: 40 PM**            **Zoning Administrator’s Report**

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**8:00 PM**            **Other business**

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**8:10 PM**            **Adjourn**

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**Call to Order:** With a quorum of 4 members present, the meeting was called to order by Steve Diglio, Chair, at 6:40 p.m.

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**Agenda Adjustments:** None.

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**Public Comments:** None.

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46 **A Statement from the Chair about Informal Discussions with Prospective Applicants**

47 Steve Diglio explained to John Stewart and Lindsay DesLauriers that all discussion would remain  
48 informal and conceptual, with no specific recommendations. Discussion should not be considered  
49 binding or subject to appeal. Informal discussion is intended as a courtesy to the applicants to generally  
50 clarify the bylaws, with the hopes of sparing them cost and headaches.

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52 **An Informal Conversation with John Stewart Regarding Ric Weston's Property**

53 John Stewart mentioned that Ric was attending, but his internet connection was not sound. John and Ric  
54 would like to consider changing the plan for 1811 Happy Hollow Road. The site that was approved by  
55 the Development Review Board was fine, but the scenery was at another site would be better than at the  
56 site approved. They are looking for something that offers more scenery. The former Scott Ford property  
57 came into Ric's possession just before the prior DRB approval. Part of that acquisition involved 25 acres  
58 on Huntington side, including an existing road/driveway that was built in 1980s. It conforms pretty well  
59 with road standards in regards to grade and horizontal alignment. Very little in the way of earthwork is  
60 needed to bring it into conformance. The proposed house site is on north side of the pond. This  
61 alternative site has primary views to the south and beyond. The house would sit behind a ridgeline and  
62 have little visibility to the west. They were sensitive to the wetlands and had someone delineate the  
63 wetlands. In order to reach the house, a hole would have to be blasted through a nearby ridge.

64 Steve emphasized that the regulations do not allow any development on slopes 25% or greater. John  
65 Stewart replied that the home site grade is less than 25%, roughly 17%.

66 Adam B emphasized that wetland delineations typically need to be performed by the State, and B-71  
67 driveway standards and stream crossing regulations would apply to this project. Additionally, ANR deer  
68 wintering areas and natural habitat areas are always considered in applications like these. Adam  
69 reemphasized that 25% slopes cannot be touched.

70 Adam M suggested that the turning radii of the driveway, and emergency vehicle access, are particular  
71 concerns the board has with long and meandering driveways. The outflow of the pond on the property  
72 would probably be of concern as well.

73 Steve D stated that slopes of 15-25% would trigger erosion control and stormwater management.

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75 **An Informal Conversation with Lindsay DesLauriers Regarding the Construction of Six Primitive  
76 Cabins on 1320 TR Hwy**

77 Lindsay emphasized that the project was strictly exploratory at the moment. She'd like to do it if it  
78 works out, but is currently just seeking early feedback. Lindsay then provided the following overview.  
79 The Eastcote property has been owned by the family for a long time, and she now manages it for her  
80 uncle. The sap house and solar development are on the road frontage. Her dream is to install six rustic  
81 cabins deep in the property to be used for recreational purposes. Currently, the property features logging  
82 roads, the Catamount trails, and VAST trails. Lindsay is thinking about public access trail development.  
83 The six cabins wouldn't be accessible by vehicle, only by hiking, biking, and skiing in. The cabins  
84 would be rented by recreationalists who use the trails and nearby outdoor recreational resources. The  
85 goal would be to rent them out like the Bryant Camp on resort property. The six cabins would be very  
86 rustic, with no sink, no water, no power. They would strictly be pack in, pack out. It's Lindsay's dream

87 to have these cabins be the first step in expanding recreational opportunity and reaching the goal of  
88 Bolton becoming a recreational hub in the State.

89 Lindsay asked the DRB if rustic cabins considered as primitive campsites. If designation is received,  
90 then waivers can be granted from traditional campground regulation. Currently, the bylaws only include  
91 tent platforms, lean-tos, and yurts as primitive structures, but a primitive cabin would not be functionally  
92 different than these other structures.

93 Steve then read the definition of a primitive camp. Adam M emphasized that a primitive cabin lacks  
94 basic amenities.

95 Lindsay added that VT Huts, a nonprofit, are psyched about the prospects of renting the cabins through  
96 the VT hut system.

97 Adam Miller's interpretation is that a primitive cabin does not conform to the current definition of  
98 primitive campground. He suggested that maybe the PC should take this up.

99 Lindsay asked that, since a yurt is enclosed and often has heating, what is difference between a cabin  
100 and a yurt? Adam Miller stated that he is not inclined to adapt a primitive cabin into the Planning  
101 Commission's initial determination. Since a cabin is not in the definition, the PC would need to change  
102 it. Steve confirmed that this is an issue for the PC, not the DRB to make this definition. The DRB is non-  
103 discretionary.

104 Adam Miller suggested that landscaping barriers would be something that could be waved in general for  
105 a project like this.

106 Steve D emphasized that parking would be a concern for a development of this kind.

107 **Draft October 22, 2020 Meeting Minutes:**

108 Jon Ignatowski mentioned that vote count was incorrect in the draft minutes, as Spencer Nowak was  
109 incorrectly included as a voting member. Vote count was reduced to five. Adam Beaudry made a motion  
110 to approve the DRB minutes of October 22, 2020 as presented. Steve Diglio seconded. There was no  
111 further discussion, and the motion passed (4-0), with all members voting in favor.

112

113 **Zoning Administrator's Report:**

114 Jon Ignatowski gave his report, noting that permit applications had significantly tapered due to the onset  
115 of the colder weather. He described a couple of the permits he had recently issued. Jon then discussed a  
116 report he had recently wrote for the Planning Commission regarding trail regulation in the Town of  
117 Bolton. Jon recommended to the Commission that current trail regulations be kept, and possibly  
118 expanded to include all proposed trail development that could result in parking and traffic concerns. As  
119 the regulations are currently written, a trail system that does not use existing parking areas or create new  
120 ones is exempt from review, yet Jon felt that trail systems are typically accessed by vehicle, and systems  
121 that don't propose parking will likely create impacts on local roads, as we have seen with Preston Ponds.  
122 Jon concluded his report by informing the Board that Catherine Antley's boundary line adjustment  
123 application would be forwarded to the board for review since the boundary line adjustment was  
124 proposed in a formerly approved minor subdivision.

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126 **Other Business:** None.

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128 **Next scheduled DRB meeting if needed:**  
129 **Thursday, January 28, 2020, 6:30 p.m. & Thursday, February 25, 2020, 6:30pm** (Virtual/online  
130 meeting only, unless otherwise noticed in posted agenda.)

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132 **Adjourn:**  
133 Adam Beaudry made a motion to adjourn the meeting. Adam Miller seconded. There was no further  
134 discussion, and the motion passed (4-0) with all members voting in favor. **The meeting was adjourned**  
135 **at 8:14 p.m.**

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137 Respectfully submitted,

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139 Jon Ignatowski, Planning & Zoning Administrator

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141 **These minutes were read and approved by the Bolton Development Review Board on January 28,**  
142 **2021.**