

Town of Bolton
Planning Commission Minutes
August 10, 2021

Board Members Present: Steve Barner, Evan DesLauriers (chair), and Kaelyn Modrak

Board Members Absent: Adam Beaudry

Guest: Taylor Newton, CCRPC, attended virtually

Clerk: Carol Devlin

1. Evan called the meeting to order at 6:10.

2. Additions or Deletions to the Agenda

- Kaelyn would an update and a continued discussion on site visits by the Planning and Zoning Administrator to properties along streams. Added to the list for September's agenda.

3. Public Comment.

There was none.

4. Approval of Past Meeting Minutes

Kaelyn made the motion to approve the minutes of July 13, 2021. Evan seconded. The motion passes (3-0).

5. General Business

BLUDRs Amendments – Taylor presented changes for PC discussion.

- Article II – Zoning Districts
 - Resort Mixed Use: discussed defined and undefined uses, dimensional standards, and lot coverage.
 - Resort Residential: discussed uses, dimensional standards, and supplemental district standards.
 - Resort Recreational: this is a new district with the intent of being a low-impact outdoor recreation district. Use will be limited to recreation, 4-wheel drive trails and telecom on the existing tower. Discussed conditional uses. No subdivision. Mountain bike trails to be subject to zoning permit without DRB review.
 - Minimal changes the other districts.
 - The PC will need to revisit Article II after the process has been determined.

- Process
 - According to the general Bolton Valley Master Plan adopted by the Town of Bolton, the permitting process for Bolton Valley needs to
 - Replace PUDs with a master plan or other process.
 - Remove 1 use/lot.
 - Maintain environmental regulations (e.g., stream setbacks).
 - Option 1: Regulatory Master Plan
 - Town approves one large, comprehensive Master Plan provided by Bolton Valley. Small changes would be approved administratively; significant changes would be made through amendments to the master plan; triggers for DRB review would include uses, changes and new structures.
 - Advantages: multiple uses/lot; flexible; more specific; and administrative review for minor changes.
 - Disadvantages: no one else in Vermont has done a regulatory master plan; it is not enabled by statute; it would not apply to the Resort Residential district; potential for spot zoning.
 - Taylor strongly recommends legal review.
 - Option 2: Site Plan with Administrative Review Enabled.
 - Advantages: Stream-lined process; administrative review is possible; triggers for DRB review are major/minor changes to the site plan.
 - Disadvantages: only applies to 1 parcel; process heavy with increased work for the PZA.
 - Taylor will work on draft of Regulatory Master Plan language for next meeting.

PZA Action Updates: Tabled to September's meeting.

6. Other Business:

- Next PC Meeting: September 14, 2021
- Items for next agenda: BLUDRs Amendments, Regulatory Master Plan, PZA site visits and PZA updates
- Other communications: There was none.

7. Adjournment

Kaelyn made the motion “to close the meeting,” Evan seconded, no further discussion, motion passed (3-0) at 7:50 p.m.

Attest: Carol Devlin, Clerk.

Minutes are unofficial until approved.

These minutes were read and accepted by a quorum of the Planning Commission on:

September 14, 2021.