

Town of Bolton
Planning Commission Minutes
Hybrid Meeting
February 8, 2022

Board Members Present: Steve Barner, Adam Beaudry (virtual), Evan DesLauriers (chair - virtual), Kaelyn Modrak (virtual)

Board Members Absent: None

Also Present: Jon Ignatowski (PZA - virtual), Taylor Newton (CCRPC – virtual)

Clerk: Carol Devlin

1. Evan DesLauriers called the meeting to order at 6:01 p.m.
2. Additions or Deletions to the Agenda
 - Taylor Newton asked to update the PC re: Town Energy Plan
 - The State of Vermont adopted a new energy plan last month.
 - The municipal standards have not been developed yet but the CCRPC cannot approve the Bolton plan until they have determined whether it meets the new standard. The CCRPC will be reviewing the plan based on the upcoming state changes and determine what changes need to be made.
3. Public Comments – There were none.
4. Approval of Past Meeting Minutes – January 11, 2022

Adam Beaudry made the motion to approve the past meeting minutes. Steve Barner seconded. Motion was approved (4-0).

5. General Business
 - BLUDRs Amendments: Article 11 (Regulatory Resort Master Plan, especially standards) and other amendments.
 - Article 11 (Regulatory Resort Master Plan)
 - Consensus was to delete the design standards that were more appearance based and focus on those that involved the safety, health, and community impact. Design is better left to the architects and can be managed in the review of the elevations.
 - Quick review of the parking standards, traffic standards and conditions of approval, all of which had been discussed in detail previously.

- General approval of Article 11.
- Steep Slopes
 - Jon and Adam have been working on revisions of the steep slopes section.
 - Accessory structures – make it possible for accessory structures on steep slopes when doing so is more logical siting on the parcel, especially if engineering is part of the plan.
 - Allow for potential development of small areas of steep slopes.
 - The current blanket no development policy has been too prohibitive based on DRB applications.
 - Steve suggested that the current regulations do not allow for structures built into a steep slope.
 - Taylor suggested that storm water management should be overbuilt to limit the impact.
 - Adam suggested a tiered system for storm water management with different thresholds for high, moderate, and low risk projects.
 - Discussion of the use of engineered solutions, deferring to engineers and providing safeguards through third-party engineers paid for by the applicant.
 - Taylor also suggested emphasizing small scale and residential development in the steep slopes section.
- PUD/PRD in the Resort Residential District
 - Consensus to keep PUDs and PRDs in the Resort Residential District.
 - No need to limit options.
- Unregistered Motor Vehicles
 - Jon recommends the section be amended. Currently, three motor vehicles and screening.
 - Problems: no definition of motor vehicle or screening.
 - Delete screening.
 - Clarify the definition of motor vehicle.
 - Change unregistered to abandoned or discarded.
- Trails
 - Jon has worked on interim amendments to the trails section. More detailed trail regulations will hopefully be included in the next round of BLUDR amendments if the PC's UPWP application is accepted.
 - Private trails will be exempt from DRB review.

- Trails will need DRB if parking will be impact and/or new trailheads are part of the plan.
 - Kaelyn will communicate with the Conservation Commission.
 - Damaged/abandoned buildings
 - Jon proposed extending the timeframe for the construction or repair of damaged/abandoned buildings to be more in line with the timeframe of zoning permits.
 - Discussion of timeline for stabilization of a damaged building. Suggested to go with 3 months or the state limits.
- PZA Action Updates
 - Jonathan has been focusing primarily on BLUDR amendments.

6. Other Business

- The next meeting will be Tuesday, March 8, 2022.
- Identify Next Agenda
 - Energy Plan
 - BLUDRs Amendments
 - Conservation Commission and Amendments to the Trail Regulations
 - Plan for Public Hearings
 - PZA Action Updates
- Other Communications
 - Evan informed the PC that the Select Board approved the amendment to the CCRPC contract.

7. Adjournment

Steve made the motion adjourn. Adam seconded. The motion was approved (4-0). The meeting ended at 8:07 p.m.

Attest: Carol Devlin

These minutes are unofficial until approved.

These minutes were read and approved by the Planning Commission on March 8, 2022.