

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

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

Board Members Absent: None

Also Present: Jon Ignatowski (PZA - virtual), Taylor Newton (CCRPC – virtual), Jim Kilpeck, Kim Kilpeck and Lindsay DesLauriers (BVR, LLC)

Clerk: Carol Devlin

1. Evan DesLauriers called the meeting to order at 6:03 p.m.
2. Additions or Deletions to the Agenda – There were none.
3. Public Comments
  - Jim and Kim Kilpeck attended to request rezoning for part of their parcel. Jon said that could be discussed under the town plan amendments.
  - Lindsay DesLauriers was present to participate in the discussion about the Resort Master Plan.
4. Approval of Past Meeting Minutes – February 8, 2022

Evan DesLauriers made the motion to approve the past meeting minutes. Kaelyn Modrak seconded. Motion was approved (4-0).

5. Organizational Meeting
  - Rules of Procedure – Steve moved that the PC follow modified Robert’s rules. Kaelyn seconded. Motion carried (4-0).
  - Chair and Vice-chair
    - Kaelyn moved that Steve Barner serve as chair. Adam Beaudry seconded. Motion carried (3-0).
    - Evan moved that Kaelyn Modrak serve as vice-chair. Adam seconded. Motion carried (3-0).
  - Meeting Date and Time – Kaelyn moved that the PC’s regular meeting time be the second Tuesday of the month at 6:00 p.m. Evan seconded. Motion carried (4-0).
  - Terms – None – Members’ terms expire in 2023 or 2024.

## 6. General Business

- Town Plan

- Jim Kilpeck requested that part of his parcel on Duxbury Rd be rezoned from Conservation District to R1 and R2 like the rest of his parcel.
  - Jon Ignatowski supported the change explaining that it would make the district more uniform and would eliminate an arbitrary zoning line.
  - The PC agreed and the change will be included in the Town Plan amendments as a change to the Zoning and Proposed Land Use Maps.
- Lindsay DesLauriers requested a change in the borders to the Resort Mixed Use District.
  - Jon explained and showed on GIS that the request would increase the elevation of the border between the Resort Mixed Use and the Resort Recreation Districts from 2,200' to 2,300' which would match the elevation for the district border at the top of Thatcher and Wentworth.
  - Lindsay requested an additional 100' but Jon pointed out that there would be no way to get a road up to developable lots. Also, increasing the extent of the change would go against the principle of standardizing zoning patterns.
  - Jon also showed a change between the Resort Mixed and Resort Residential on the west side of Bolton Valley Access Rd.
  - The PC agreed and the change will be included in the Town Plan amendments as a change to the Zoning and Proposed Land Use Maps.
- Jon also showed some small changes that would correct zoning where boundaries had changed and decrease random lines.
- Minor changes re: steep slopes to permit the BLUDRs amendments of steep slopes and to allow for the Bolton Valley Regulatory Master Plan.
- Energy Plan and the Town Plan
  - Taylor and Jon explained that Bolton had a small window in which the Energy Plan as written and approved by the EC and PC could be incorporated into the Town Plan without edits to incorporate the new state energy standards adopted in January 2022.
  - The PC decided to separate the hearings for the Town Plan and the BLUDRs to ensure that the Energy Plan is incorporated as soon as possible. The PC hearing on the Town Plan amendments will be Thursday, April 21 at 6:30 p.m.
- Added the following to the resort residential district description: "The Resort Residential District may be expanded to include contiguous areas

surrounding the Thatcher-Wentworth neighborhood following environmental suitability studies.”

- BLUDRs Amendments
  - Bolton Valley Master Plan
    - Lindsay requested an increase in the maximum height of structures by 1 story. Jon and Taylor explained that would be possible. The change will create an opportunity to build up instead of out.
    - Lindsay also requested that the limitations on parking be removed from the proposed amendments. Development is restricted because all development needs to provide adequate parking and she is concerned that the limited amount of space would not be sufficient. BVR is looking into the possibility of building up with parking but is still waiting for information on cost and feasibility. Also, state permits will provide limits.
  - Steep Slopes
    - Jon developed the new steep slope section in consultation with the CCRPC and two engineers on the DRB.
    - Factors influencing the development of the amended steep slopes section include
      - DRB experiences with applications that involve steep slopes.
      - Decreasing review of less dangerous steep slope issues and increasing review for riskier issues.
      - Increasing flexibility for property owners.
      - Increasing options for administrative approval.
      - Keeping DRB review for riskier increased slopes and heights.
    - Greater attention was given to the higher risk for development on top of or at the bottom of steep slopes and the need for setbacks to reduce the risk; however, waivers may be possible with DRB review and engineering analysis.
- PZA Action Updates
  - Jon has been focusing primarily on Town Plan and BLUDR amendments.

## 7. Other Business

- The next meeting will be Tuesday, April 12, 2022.
- Identify Next Agenda
  - Town Plan Amendments Hearing Preparation
  - BLUDRs

- The hearing for the Town Plan amendments was set for Thursday, April 21 at 6:30 p.m.
- Other Communications – There were none.

8. Adjournment

Kaelyn made the motion adjourn. Steve seconded. The motion was approved (4-0). The meeting ended at 8:10 p.m.

Attest: Carol Devlin

These minutes are unofficial until approved.

*These minutes were read and approved by the Planning Commission on April 12, 2022.*