

Town of Bolton  
Planning Commission Minutes  
Hybrid Meeting  
June 14, 2022

Board Members Present: Steve Barner (chair), Adam Beaudry (virtual), and Evan DesLauriers (virtual)

Board Members Absent: Kaelyn Modrak

Also Present: Jon Ignatowski (PZA - virtual), Taylor Newton (CCRPC – virtual), Amy Grover, Spencer Nowak (DRB), Julia Randall (SE Group), R.J. Thompson (Vermont Huts Association), Lindsay DesLauriers (Bolton Valley Resort)

Clerk: Carol Devlin

1. Steve Barner called the meeting to order at 6:04 p.m.
2. Additions or Deletions to the Agenda
  - Carol Devlin explained that the PC had to move its August meeting because of the August Primary Election on Tuesday, August 9, 2022. The PC decided to meet Tuesday, August 16, 2022.
3. Public Comments – There were none.
4. Approval of Past Meeting Minutes – April 12, 2022, and April 21, 2022, PC Public Hearing Steve pointed out a couple of typos in the April 12, 2022, minutes.

Evan DesLauriers moved “to approve the past meeting minutes as amended.” Adam Beaudry seconded. Motion was approved (3-0).

5. General Business
  - DRB Application re: Huts
    - Julia Randall explained that the SE Group applied to the DRB on behalf of the Vermont Huts Association and Bolton Valley Resort to build a year-round hut, 4-sided and insulated on BVR land at the intersection of Peggy Dow’s and Heavenly Highway. Back country recreation users would use the hut. An existing work road would provide access.
    - At their meeting on May 12, 2022, the DRB requested that Jon Ignatowski ask the PC for guidance.
    - A general discussion of the existing BLUDRs and the proposed amendments as to primitive huts included:

- No overnight alpine ski facilities or hunting camps are allowed in the Conservation District under the current BLUDRs.
  - Overnight huts are included in the proposed amendments as 500 square feet allowed in the Resort Recreation District.
  - Currently unclear in the and not an explicit use. Prohibits camps and over-night ski structures but a primitive hut is a customary use for ski resort.
  - Clarify language and accessory uses/structures in the amendments.
  - Primitive huts would be an accessory to the primary use of a ski resort.
  - Increase clarity of permitted outdoor recreational uses to reflect current and encouraged uses.
- Review Community Input from the PC Hearing on the Amendments to the 2017 Town Plan – Changes and Next Steps in the Process
  - Based on public feedback, Jonathan said that the Town Plan amendments regarding steep slopes were removed, and all Town Plan language regarding steep slopes would remain unchanged. The deletion of amendments were the only changes after the PC hearing.
  - PC would like to send the Town Plan amendments to the Select Board.
  - Steve indicated appreciate a hearing sooner rather than later because of the time constraints around the Energy Plan.
  - Adam moved “to move the Town Plan amendments to the Select Board.” Evan seconded. Motion passed (3-0).
- BLUDRs Amendments
  - The PC discussed adding to accepted uses outdoor recreational activities that are currently happening and are supported. Concerns about where to draw the line. Careful editing is necessary and may be better to keep it broad for now and save discussion of what to allow and not allow for later.
  - Discussion of definitions of primitive cabin and primitive campground.
    - Backcountry cabin is a principal use in the resort district; conditional use for Conservation and Forest District.
    - Let state permitting process determine wastewater options.
    - Need to differentiate between individual use (not primary dwelling) and recreational use.
  - Resort Master Plan
    - Need to reconsider the Resort Master Plan in the amended BLUDRs because they require extensive engineering studies up front for projects that may or may not be down and might be 5-7

years down the road. The resort would have to duplicate engineering work which could be very expensive.

- Lindsay DesLauriers explained that BVR is working on an 8–10-year master plan. During that time there may be a lot of change. They would prefer a conceptual master plan with details provided when practical as projects are moved forward. This process would mirror the Act 250 master plan process.
- Taylor Newton suggested a preliminary plan developed by an engineer without project specific engineering studies which would include phasing and timeline.
- Taylor also pointed out that the Resort Master Plan must meet all the state PUD regulations.
- Amendments to Sign section – Signs for events outside of town are permissible if placed on a sponsor’s property.
- Amendment to Boundary Line Adjustments – BLUDRs allows for administrative approval but does not explain the process. Jonathan added the language about process from the application form.
- Work Session – August 3 with Taylor and Jonathan working on final changes to present final amended BLUDRs for the August meeting.
- The PC is requesting that the SB approve a legal review of the BLUDRs in time for the August 3 work session.
- The PC Hearing on the BLUDRs Amendments was tentatively set for Thursday, September 8, 2022.
- Taylor and Jonathan will work on a video re: BLUDRs amendments for online, at information meetings, and social media.
- PZA Action Updates
  - Jon has been focusing primarily on warning the Town Plan hearing and revising the BLUDR amendments.
  - 4x4 Center
    - 4x4 Center has a bond to ensure that the conditions of its DRB decision are met.
    - Bond expires July 3, 2022, unless all parties agree to an extension.
    - There are some conditions which have yet to be met.
    - Discussion of options.
  - June is busy for the DRB – 5 applications (2 continued and 3 new waiver requests).

## 6. Other Business

- Meeting Schedule:
  - The July PC meeting has been cancelled.

- Work Session at the Town Office on Wednesday, August 3, 2022,
- The next meeting will be Tuesday, August 16, 2022.
- TENTATIVE date for the PC Hearing on the BLUDRs Amendments is Thursday, September 8, 2022.
- Identify Next Agenda
  - BLUDRs
  - Update on the Select Board and the Town Plan Amendments.
- Other Communications – There were none.

7. Adjournment

Evan made the motion adjourn. Adam seconded. The motion was approved (3-0). The meeting ended at 8:05 p.m.

Attest: Carol Devlin

These minutes are unofficial until approved.

*These minutes were read and approved by the Planning Commission on: August 16, 2022.*