



Town of Bolton Development Review Board

Bolton Town Office
3045 Theodore Roosevelt Highway
Waterbury, VT 05676
802-434-5075

In re: **2010-28-CU-1 (4x4 Winter Demo Area)**
Automotive Services International
Mountain Operations & Development, LLC
February 24, 2011

Applicants

Automotive Services International
(d/b/a 4x4 Off-Road Center Driving Training School)
c/o Michael Hopwood
63 Ethan Allen Drive
South Burlington, VT 05403

Mountain Operations and Development, LLC
(d/b/a Bolton Valley Resort)
c/o Larry Williams, President
4302 Bolton Valley Access Road
Bolton Valley, VT 05477

Application (#2010-28-CU-1)

(Application materials on file at the Bolton Town Office; findings, procedural history attached.)

The applicants, Mountain Operations & Development, LLC (d/b/a Bolton Valley Resort) and Automotive Services International (d/b/a 4x4 Off-Road Driver Training School) have requested conditional use approval to expand the existing 4x4 driving school at the Bolton Valley Resort, to include the following improvements as described in their application filed with the town on November 19, 2010:

1. Construction of a 45' x 90' vehicle wash pad.
2. Development of connector trails (Upper Traverse, Twice Traverse, Thrice Traverse) and a turn around on the Goose Pond Trail, east of the parking area.
3. Improvements to portions of the Chute and Southern Dip Trails.
4. A replacement rock climb feature, to be constructed as needed.
5. The development of a new "Winter Demo Area" within and adjacent to the previously approved winter warm-up area, including the excavation of approximately 90,363 cubic feet of fill to be used to level the terrain in the demo area.
6. The installation of a second traction pit.

Proposed development under this application is located in the vicinity of the Timberline Base Lodge at the Bolton Valley Resort (Tax Map ID #s 4-3004250, 7-3004250, 7-300425) in the Resort Residential, Resort Village, and Forest Districts. The primary parcel is 700+/- acres, with approximately 4,000 feet of frontage along the Bolton Valley Access Road.

This application proposes to amend Conditional Use Approval— 4x4 Course Expansion, Winter Use, as issued by the Development Review Board on December 8, 2009. This approval was subsequently appealed by the applicants, and has not yet been decided. As such, at the request of the applicants, the Development Review Board has agreed to conduct an iterative review of those portions of the application not directly affected by the appeal, starting with improvement #5, the "Winter Demo Area." This decision, and associated findings and determinations, are specific to the Winter Demo Area. One or more additional decisions will be issued by the DRB for other requested improvements, pending the outcome of the appeal.

Specifically, the Winter Demo Area as proposed is adjacent to and includes the winter warm up area previously approved by the DRB. It is located in the Resort Residential District. Construction involves tree removal and approximately 90,363 cubic feet of cut and fill near the Timberline parking area, to

establish level terrain. The current drainage ditch will be extended and feed into the existing stormwater system that serves the parking lot, through 18" culverts. A trough 120 feet long, by 15 feet wide, by 2 feet deep will be constructed at the south end of the drainage ditch to hold water that will freeze during winter months, to be used for ice braking demonstrations. Temporary snow fencing will be erected to keep skiers out of the area while in use.

This portion of the application is subject to review by the Development Review Board under the Bolton Land Use & Development Regulations (effective January 26, 2005 and, as amended, effective August 9, 2010), and all prior decisions, permits and conditions of approval issued by the town for the 4x4 school, including the following as applicable:

- Article II: 2.3 (Resort Residential)
- Article III: Sections 3.15 (Source Protection Areas), 3.16 (Steep Slopes), 3.17 (Surface Waters, Wetlands)
- Article V: Section 5.4 (Conditional Use Review)
- Conditional Use Approval –4x4 Course Expansion, Winter Use, dated 12/7/09 (as not affected by the appeal)
- Appeal Decision, Zoning Administrator Determination, 4x4 School, dated 5/8/2009.

Decision

- Denied**
- Approved**
- Approved with Conditions:**

1. This approval applies only to the "Winter Demo Area" (Improvement #5) as identified and described in the application dated November 19, 2010. No other requested improvements identified and described in the application are included under this decision and associated conditions of approval.
2. All conditions of prior permits and approvals remain in effect except as amended herein; including any conditions resulting from resolution of the appeal of the DRB's Conditional Use Approval –4x4 Course Expansion, Winter Use, dated 12/7/09 filed by the applicants, as they apply to this development.
3. The development shall be completed, operated and maintained in accordance with the plans and exhibits on file with the Town of Bolton and these conditions of approval. No changes shall be made without the approval of the Development Review Board, or the Zoning Administrator, as specified herein. Approved plans include the following:

Exhibits 8, S-1: "Excavation & Fill" dated 11/9/10
Exhibit S-2: "Site Plan & Profile for Automotive Services International, Inc." dated 12/1/10.
4. The applicants must obtain a zoning permit from the Zoning Administrator prior to beginning site work and construction. In the event that a zoning permit has not been obtained within one year of the date of this decision, DRB approval shall expire and reapplication shall be required.

5. Use of the Winter Demo Area shall extend from December 15th to March 15th of each year and be limited to those areas shown on Exhibits 8 and S-1.
6. The Winter Demo Area, including proposed excavation and fill, ice, winter ditch and obstacle areas, and culverts shall be located and installed as shown on Exhibits 8 and S-1 of the application, "Excavation & Fill" prepared by J. Carroll, dated 11/9/10.
7. Tree removal, excavation (cut) areas (A, C) and fill areas (B, D) shall be limited in extent and grade to those areas and profiles shown on Exhibits 8, S-1 and S-2, "Site Plan & Profile" prepared by Susanne M. Conklin, PE of Conklin Engineering, dated 12/1/10.
8. Excavation and fill activities shall be coordinated with the operators of the Catamount/Bolton Water and Sewer System, and shall avoid any damage or adverse impacts to water system infrastructure, including system storage tanks, pump stations and water lines in the vicinity of cut areas (A,C) and fill areas (B,D) as shown on Exhibits 8, S-1, and S-2. Planned water system infrastructure is shown on the Bolton Valley Resort "General Water System Map" prepared by VHB Pioneer, dated June 16, 2010, a copy of which has been provided to the applicants, and is available at the Bolton Town Office.
9. A 50-foot undisturbed vegetated buffer, as measured horizontally from the top of stream banks 90 or the top of slope if no bank is discernable), shall be maintained along all naturally occurring permanent and intermittent streams. No site disturbance, including excavation or fill, is permitted within required buffer areas.
10. No sediment shall be transported offsite during or after construction. Erosion prevention and sediment control measures must be installed and regularly maintained and monitored as necessary to minimize erosion and prevent sediment discharges into surface waters during all phases of development and use, in accordance with previously approved erosion control plans and Exhibit S-10 of the application (Bolton Valley Off-Road Driving School Erosion Control Plan, 2004). The DRB reserves the right to review stormwater management sediment control measures and impose additional conditions as necessary to ensure that there are no undue adverse impacts to surface waters or facilities in the vicinity of the project, including the parking area and parking area drainage systems.
11. Any earth disturbance or winter construction activities occurring prior to April 15th must meet state erosion prevention and sediment control standards for winter construction, as specified under Exhibit S-9 of the application (*VT Standards and Specifications for Erosion Prevention and sediment Control*, 2006). These include the following:
 - The limits of site disturbance, as shown on Exhibit 8, S-1 and S-2 shall be clearly marked on the ground, and reflect the boundary of winter work.
 - Cleared snow must be stored down gradient from all areas of disturbance. No snow storage may occur within required surface water setbacks or any stormwater management structures.
 - A minimum 25-foot buffer must be maintained from any perimeter controls (e.g., silt fences) and areas of disturbance to allow for snow clearing and maintenance.
 - For any areas of disturbance within 100 feet of a receiving water, reinforced silt fences, perimeters, dykes, swales, or other accepted sediment control measures resistant to the forces of snow loads shall be used.
 - Drainage structures shall be kept open and free of snow and ice dams.

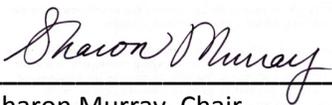
- Areas of disturbed soil must be covered and stabilized daily, in advance of melt events, except as exempted under state standards and specifications. Snow or ice shall be removed to less than 1" thickness prior to stabilization.
12. All disturbed areas, including final cut and fill slopes as shown on Exhibit S-2, shall be permanently stabilized and re-vegetated immediately upon final grading, as inspected and certified in writing by a professional engineer. The certification letter shall be submitted to the Zoning Administrator by June 1st, 2011.
13. The Winter Demo Area, as a potential source of contamination (PSOC), shall be managed in accordance with source protection area plans (SPPs) for the Bolton Valley Resort Community Water System (WSID #5051) on file with the Town of Bolton, including the following:
- Timberline Well Source Protection Plan, VHB Pioneer, June 28, 2010 (being added to system),
 - Well #1 Source Protection Plan, VHB Pioneer, March 8, 2010 (being added to system),
 - Catamount/Bolton/Water & Sewer LCC Source Protection Plan, WSID 5051, revised April 28, 2006 (including Joiner Brook Surface SPAs, being phased out).
- Spills of fuel, oil or other lubricants shall be reported immediately to all agencies identified in the SPP, including the Town of Bolton.
14. The Zoning Administrator may review and administratively approve modifications to the Winter Demo Area that do not substantially or materially alter these conditions of approval. No other changes or modifications to approved uses and facilities shall be undertaken without prior written approval of the DRB.
15. All other required state and municipal permits and approvals must be obtained prior to the start of construction.
16. The conditions of this approval shall run with the land and are binding upon and enforceable against permittees and their successors. By acceptance of this permit, the permittees agree to allow authorized representatives of the Town of Bolton to access the properties subject to this approval, at reasonable times, for purposes of ascertaining compliance with the conditions of approval.

Approved with conditions (5-0) by the Bolton Development Review Board:

Jerry Chabot – Yea
Sharon Murray – Yea
Michael Hauser – Yea

Margot Pender – Yea
Michael Rainville – Yea

Dated at Bolton, Vermont this 24th day of February, 2011.



Sharon Murray, Chair
Bolton Development Review Board

NOTICES:

1. In accordance with 24 V.S.A. §4449(e), the applicants are hereby notified that state permits also may be required prior to land subdivision or construction. The applicants should contact the DEC Permit Specialist for District #4 (802-879-5676) to determine whether state permits are required.
2. This decision may be appealed to the Environmental Division of Superior Court by an interested person who participated in the proceeding before the Development Review Board. The appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

Review Process:

(Application materials, hearing notices and minutes on file at the Bolton Town Office.)

An application for conditional use review, dated November 19, 2010, and required fees, were received by Bolton Zoning Administrator Miron Malboeuf on November 27, 2010 and referred to the Development Review Board (DRB).

Application materials received included:

- A transmittal letter, submitted by Thomas Walsh, Esq. on behalf of the applicants, dated 11/19/10.
- A completed application form, signed by the applicants, dated 11/19/2010.
- A written project description: "Project Summary – 4x4 Center at Bolton Valley Resort, submitted with the application, including written descriptions of proposed improvements and compliance with the Bolton Land Use & Development Regulations.
- Exhibit 1: "Timberline Area Wash Pad", dated 8/30/10.
- Exhibit 2: Correspondence from Bernard Chenette, PE to Kevin Burke, ANR Stormwater Management Section, dated 1/20/2009.
- Exhibit 3: Correspondence from Kevin Burke, VANR Stormwater Management Section to Bernard Chenette PE, dated 1/22/09.
- Exhibit 4a,b: Correspondence from Bernard Chenette, PE to Ernest Christianson, DEC Regional Engineer, dated 2/18/09.
- Exhibit 5: Correspondence from Ernest Christianson, DEC Regional Engineer to Bernard Chenette, PE, dated 3/12/09.
- Exhibit 6: Correspondence from Bernard Chenette, PE to Ernest Christianson, DEC Regional Engineer, dated 3/13/09.
- Exhibit 7: "4x4 Expansion: Proposed Traverse Trails, Bolton Valley, VT" dated 10/8/10, including slope analyses for each 100 meter trail segment.
- Exhibit 8: "Excavation & Fill," dated 11/9/10.
- Exhibit 9: "Timberline Area Summer Usage, Rock Climb Replacement & Chute Alteration" dated 9/8/10.
- Exhibit 10: Bolton DRB Decision "Conditional Use Approval – 4x4 Course Expansion, Winter Use" dated 12/8/09 (currently under appeal by the applicants).

The DRB held a public hearing, warned in accordance with Section 9.8(D)(1) of the Bolton Land Use & Development Regulations and 24 V.S.A. §4464, on January 11, 2011, with a quorum of members present. No ex parte communications or conflicts of interest were reported.

The complete application as filed proposed to amend Conditional Use Approval– 4x4 Course Expansion, Winter Use, as issued by the Development Review Board on December 8, 2009. An appeal of this approval, filed by the applicants, had not yet been decided as of this hearing date. As such, at the request of the applicants, the Development Review Board agreed to conduct an iterative review of those portions of the application not directly affected by the appeal, starting with and limited to improvement #5, the "Winter Demo Area."

The following persons attended and participated in the hearing process, and may be afforded status as interested persons with rights to appeal the DRB decision in these proceedings:

- Thomas Walsh, Esq., Walsh & Monaghan, LLP 178 Main St., Suite 301, Burlington, VT 05401, representing the applicants.
- Michael Hopwood, Automotive Services International, Inc. (4x4 School), applicant.
- Jeffrey Tricou, 229 Mountainview Road, Waterbury, VT 05676, representing adjoining landowner Paul Growald, PO Box 459 Shelburne, VT 05482

The following supplemental information was submitted by the applicants in advance of the hearing and entered into the hearing record:

- Transmittal letter from Thomas Walsh, Esq., dated 1/4/11.
- S-1: "Excavation & Fill" dated 11/9/10.
- S-2: "Site Plan & Profile for Automotive Services International, Inc., Mountain Operations & Development LLC, & Catamount /Bolton Land LLC," prepared by Susanne Conklin, PC of Conklin Engineering Services, dated 12/1/10.
- S-3: "Approximate Proposed Expansions (blow up of Natural Resource Map).
- S-4: "Approximate Proposed Expansions (blow up of Natural Resource Map).
- S-5: "Bolton 4x4 School, Bolton Vermont Natural Resources Map," prepared by VHB Pioneer, dated 9/7/10.
- S-6: "Bolton Valley Proposed 4-Wheel Drive Test Area Warm-up Area, Recommendations for Erosion Prevention and Sediment Control" prepared by Scott Moreau, Greenleaf Forestry, dated 11/17/08.
- S-7: "Catamount/Bolton/Water & Sewer LLC Source Protection Plan, WSID 5051" revised 4/28/06.
- S-8: VTDEC, Wastewater Management "Practice Regarding Washwater Discharge from Vehicle Washing," revised 5/6/09.
- S-9: "VT Standards and Specifications for Erosion Prevention & Sediment Control" 2006 (Section 3.2 Winter Construction Limitations, pp. 3.18, 3.19).
- S-10: "Bolton Valley Off Road Driving School Erosion Control Plan" dated 9/22/04.
- S-11: Act 250 Land Use Permit 4C0436-26, dated 3/13/06.
- S-12: Act 250 Land Use Permit 4C0436-26E, dated 11/16/10.
- S-13: Act 250 Land Use Permit 4C0436-26G, dated 11/4/11.

Following the submission of testimony and evidence, the hearing on requested Winter Demo Area (Improvement #5), was adjourned that evening. The hearing to consider other requested improvements, as identified in the application, was continued to January 25th, 2011, 6:30 pm at the Bolton Town Office.

Findings

The applicants' request for conditional use approval was reviewed by the Bolton Development Review Board (DRB) for conformance with the following sections of the Bolton Land Use & Development Regulations (BLUDR) in effect as of January 5, 2005, and as amended effective August 9, 2010:

- Article II: 2.3 (Resort Residential District), 2.5 (Rural II)
- Article III: Sections 3.15 (Source Protection Areas), 3.16 (Steep Slopes), 3.17 (Surface Waters and Wetlands)
- Article V: Section 5.4 (Conditional Use Review)
- Conditional Use Approval –4x4 Course Expansion, Winter Use, dated 12/7/09 (as not affected by the appeal)
- DRB Decision, Zoning Administrator Determination regarding 4x4 School, dated 5/8/2009.

DRB findings and conclusions under each of these are presented as follows.

Resort Residential and Residential Districts (Table 2.3, 2.5)

The proposed Winter Demo Area is located primarily within and complies with minimum zoning district requirements and supplemental standards for the Resort Residential District.

1. Zoning district boundaries are not located on application exhibits. Zoning districts in the vicinity of the proposed Winter Demo Area include the Resort Residential District (Table 2.3) and, below the 1500-foot contour, the Rural II District (Table 2.5).
2. The proposed Winter Demo Area and associated improvements identified on Exhibit 8 and S-1, as determined from a comparison to the official Town of Bolton Zoning Map, are located primarily in the Resort Residential District (Table 2.3), but connect to existing parking area drainage in the Rural Residential II District (below 1500 feet in elevation).
3. The proposed use, previously determined by the DRB to be classified as "Recreation/Outdoor," is an allowed use subject to conditional use review and approval, in both zoning districts. It has also been defined as a type of "Mixed Use" in association with ski area facilities at Bolton Valley Resort.
4. The proposed Winter Demo Area is located on a pre-existing, conforming parcel of 700+/- acres, with approximately 4,000 feet of road frontage along the Bolton Valley Access Road (application). As such, the lot exceeds minimum lot size and frontage requirements for both zoning districts:

	Resort Residential	Rural II
Minimum Lot Size	2 acres	10 acres
Minimum Frontage	100 feet	300 feet
Minimum Setbacks F/S/R	15ft /25ft /25ft	NA

5. Proposed Winter Demo Area improvements and areas of disturbance are located entirely within the Resort Residential District and, as scaled from Exhibit 8, are located more than 280 feet from the Access Road, and more than 25 feet from side and rear property lines. As such, they conform to district setback requirements.

6. Uses in these districts must meet all applicable general standards for development under Article III of the regulations, and all applicable specific use standards under Article IV of the regulations as specified below.

Source Protection Areas (Section 3.15)

The proposed Winter Demo Area, located within mapped Source Protection Areas (SPAs) for Bolton Valley Resort's public community water supply system (WSID #5051), is consistent with source protection plans (SPPs) on file with the Town of Bolton, does not include prohibited activities within these areas under the regulations, and will not adversely affect public water supplies if developed and managed under existing and amended source protection plans.

7. Mapped SPAs are not identified in application materials. The proposed Winter Demo Area is located within or in the immediate vicinity of mapped SPAs identified in the following Source Protection Plans (SPPs) on file at the Bolton Town Office:
 - Timberline Well Source Protection Plan, VHB Pioneer, June 28, 2010 (being added to system),
 - Well #1 Source Protection Plan, VHB Pioneer, March 8, 2010 (being added to system), and
 - Exhibit S-7: Catamount/Bolton/Water & Sewer LCC Source Protection Plan, WSID 5051, revised April 28, 2006 (Joiner Brook Surface SPAs, being phased out).
8. The Winter Demo Area and associated areas of disturbance are located outside of the immediate area around drilled wells (Zone 1) where impacts of contamination would likely be immediate and certain, but are within Zone 2 of the Timberline wellhead protection area, where there would be probable impacts if contamination did occur.
9. Recent (2010) source protection plans identify summer use of ski trails and roads within SPAs by the 4x4 school as potential sources of contamination (PSOC) due to potential leaks of fuel, oils or lubricants from vehicles, but assigns this use a low risk based on existing trail locations in relation to drilled wells, and the minimal risk of releasing significant amounts of harmful substances. Vehicles pose a risk only if they overturn, or a hydraulic line is ruptured. Winter 4x4 use, excavation and fill within these areas are not addressed. The management plan identifies agencies that must be contacted in the event of a hazardous spill.
10. According to the applicants, vehicles will continue to be fueled and degreased offsite.
11. According to the applicants, no excavation will occur below the seasonal water table and clearing will be kept to a minimum. Site work will involve the removal of 0.5 acres of trees southeast of the parking area (Exhibit s 8, S-1, Areas C, D).

Steep Slopes (Section 3.16)

Development of the Winter Demo Area includes excavation and fill to the east and above existing Timberline parking areas, which will affect and result in steep slopes with grades in excess of 15%. Runoff, erosion and sediment transport, and associated risks to surface waters and public facilities, including adjoining parking areas, will be minimized under existing and proposed erosion prevention and sediment control plans, winter construction limitations, and the installation of permanent slope stabilization, stormwater management and erosion control measures as certified by a professional engineer.

12. The project as described in application materials and shown on Exhibits 8 and S-1 includes the excavation of materials from areas A and C for use as fill in areas B and D. Approximately 90,400 cubic feet of fill will be moved to level terrain for the demo area, as shown on the map. The use of off-site fill is not anticipated.
13. Site work will involve the removal of 0.5 acres of trees southeast of the parking area (Areas C, D). According to the applicants, this consists of second growth, in a previously disturbed area. No natural areas, communities, species or habitats have been identified.
14. The project includes the excavation and creation of slopes with grades in excess of 15%. Profiles of existing and finished grades are shown on Exhibit S-2, "Site Plan and Profile," prepared by Susanne M. Conklin, PE, dated 12/1/10.
15. Winter construction is anticipated for use this season. The applicants propose to adhere to winter construction limitations included in the 2006 Vermont Standards and Specifications for Erosion Prevention and Sediment Control (Exhibit S-9).
16. No temporary or permanent slope stabilization, stormwater management or erosion control measures, are identified on the site plan (S-2) or supporting documents for areas of steep slope (>15%), as required under the Bolton Land Use and Development Regulations. In the absence of a stormwater management and erosion control plan, the DRB has agreed to accept written certification from a professional engineer that permanent slope stabilization, stormwater management, and erosion control measures, as installed, meet or exceed accepted state standards and specifications for erosion prevention and sediment control.

Surface Waters & Wetlands (Section 3.17)

No site disturbance or development will occur within required surface water setbacks and buffers areas.

17. Mapped surface waters in the vicinity of the project include Goose Pond Brook, and two intermittent streams, as shown on town maps and roughly indicated on the Bolton 4x4 School Natural Resources Map, dated 9/7/2010 and blow-ups (Exhibits S-3, S-4, S-5).
18. No mapped wetlands are shown on town maps or exhibits submitted with the application.
19. Under the BLUDR, a minimum 100-foot setback and 50-foot undisturbed vegetated buffer is required along Goose Pond Brook; and a 50-foot setback and 25-foot buffer is required along all other naturally occurring surface waters, including intermittent streams, as measured horizontally from the top of bank (or top of slope if no bank is discernable). This includes any surface waters identified from maps and exhibits or through site investigation. Because of the time of year, no site visit was conducted.
20. Required surface water setbacks and buffer areas are not indicated on the Exhibits, and no scale is provided; however it appears from scaled figures (Exhibit 8) that areas of disturbance are clearly outside of required surface water setback areas.

Conditional Use Review (Section 5.4)

The Winter Demo Area if developed as proposed, and to avoid any impacts or damage to public water supply infrastructure in the vicinity of the project, will not have an undue adverse effect on the capacity

of existing or planned community services and facilities, the character of the area, traffic on roads and highways in the vicinity, bylaws in effect, or the use of renewable energy resources.

21. The winter demo area as proposed will not require any additional community facilities or services.
22. Existing and planned public water system infrastructure for the Catamount/Bolton Water System, including storage tanks, pump stations and water lines as shown on the Bolton Valley Resort "General Water System Map" prepared by VHB Pioneer, dated June 16, 2010, are located within or in the vicinity of cut areas (A,C) and fill areas (B,D) as shown on Exhibits 8, S-1, and S-2.
23. The proposed winter demo area is located within an existing area of the resort used by the 4x4 school, which includes the previously approved trail network in the vicinity of the Timberline parking area. As such it is in keeping with the current use and character of the area.
24. The winter demo area uses the existing Timberline parking area access on the Bolton Valley Access Road. There is no proposed increase in the proposed level or intensity of use; as such no increased traffic on the Access road is anticipated.
25. The proposed use must meet all applicable municipal bylaws in effect, including the town's highway access ordinance. No additional highway access or changes to the existing access are proposed.
26. The winter demo area will result in the removal of 0.5 acres of vegetation including, according to the applicants, second growth trees. This limited cutting will not have an undue adverse effect on the availability of timber or future renewable energy resources on the site.
27. The proposed Winter Demo Area will not affect existing site circulation for pedestrian or vehicles, require additional parking, outdoor lighting, or landscaping and screening.
28. No temporary or permanent slope stabilization, stormwater management or erosion control measures, are identified on the site plan (S-2) or supporting documents for areas of steep slope (>15%), as required under the Bolton Land Use and Development Regulations. In the absence of a stormwater management and erosion control plan, the DRB has agreed to accept written certification from a professional engineer that permanent slope stabilization, stormwater management, and erosion control measures, as installed, meet or exceed accepted state standards and specifications for erosion prevention and sediment control.
29. The proposed winter demo area, associated with outdoor recreational use of the property, generally conforms to the purpose, uses, and associated goals, objectives of the Bolton Town Plan for the districts in which it is located. (Resort Residential, Residential II).
30. Use of the Winter Demo Area is subject to applicable performance standards under Section 3.12 of the Bolton Land Use and Development Regulations. Under normal use, as proposed, it will not result in excessive noise, vibration, glare, dust or pollutants, as measured at the property line.