



Town of Bolton
3045 Theodore Roosevelt Highway
Bolton VT 05676
802-434-5075

Development Review Board Meeting Minutes

May 22, 2012

Development Review Board members present: Sharon Murray, Chair, Michael Hauser, Mike Rainville, Susan Vita

Development Review Board members absent: Margot Pender

ZA: Miron Malboeuf

Acting Clerk: Amy Grover

Also present: Sue Ann Beckman, applicant, Shane Mullen, Trudell Engineering (behalf of Beckman), Bernie Chenette (behalf of Catamount/Bolton Land, LLC), Will Wiquist, Dave Hardy, Green Mountain Club

Location: Bolton Town Office

Warned Agenda:

1. Public Comment
 2. Sketch Plan Reviews:
 - 2.1 Sue Ann Beckman, Revocable Trust, 289 Notch Road
 - 2.2 2.2.1 Catamount/Bolton Land, LLC 3227 Bolton Valley Access Road; 1200 Acres to the Vermont Land Trust
 - 2.2.2 Catamount/Bolton Land, LLC 3227 Bolton Valley Access Road; 300 acres to the 4 x 4 Center
 3. Public Hearing
 4. ZA Report
 5. Meeting Minutes – May 8, 2012
 6. Other Business
 7. Meeting Adjournment
-

Call to Order

Ms. Murray, Chair, called the meeting to order at 6:33 p.m., with a quorum of DRB members present. There were no changes made to the agenda:

Agenda Item #1 ~ Public Comment

No public comment received.

Agenda Item #2 – Sketch Plan Review

Ms. Murray noted that the purpose of a pre-hearing sketch plan review was to informally acquaint the Board with a proposed subdivision at a conceptual stage in the design process, prior to the submission of a formal application. It is intended to help identify the type of subdivision (major or minor) and a subdivision design that best meet the needs of the subdivider and the requirements of Bolton's regulations prior to the subdivider incurring significant expense. Within 45 days the DRB will issue a letter intended to further guide the applicant in the process. This is not binding on the applicant or the town.

2.1 Sue Ann Beckman, Revocable Trust, 289 Notch Road.

Mr. Hauser disclosed that he was an ad joiner to Ms. Beckman, but would waive his right to participate in subsequent hearings as an adjoiner.

Ms. Beckman and Mr. Mullen (project engineer, Trudell Consulting Engineers) stated that:

- The existing lot was 330 acres and included the gravel pit, which is not under ACT 250 jurisdiction as it is grandfathered.
- VCGI information was used to prepare the sketch plan.
- Proposed: a 2-lot subdivision to create a 25 acre lot for a single family home. The remainder will remain with the gravel pit.
- The proposed lot is in the RII District, minimum lot size requirement is 10 acres.
- Frontage of the proposed lot would be 700', minimum requirement is 300'.
- The proposed lot will meet all setback requirements, including surface waters and Duck Brook.
- The proposed lot does have areas of steep and very steep slopes and deeryards.
- The proposed lot's building envelope is not defined, but will be sited to minimize impact and clearing.
- The proposed lot will be separate ownership from the gravel pit.
- The gravel pit will be 750' away from the house site, and 430' from the property line.
- Current excavation in the gravel pit is moving north, away from the proposed residential lot.

The DRB noted/suggested that:

- The proposed subdivision would be reviewed as a minor subdivision.
- The proposed lot size should be reviewed and decreased to the minimum 10 acres to minimize land fragmentation and encroachment, or increased to 27 acres to qualify for the state's current use program.
- VT Fish and Wildlife should be contacted for confirmation of deeryards; including location, quality and value and any proposed mitigation options.
- Deeryards are referenced specifically in the BLUDR.
- A buffer be provided between the residential lot and gravel pit to address common issues; e.g., noise, visuals, dust, drainage, and equipment.
- Access to the gravel pit be kept separate from access to the residential lot.
- Keep in mind in the subdivision process that in the future the two lots may not be owned by the same family.
- Potential issues include steep slopes, deeryard, Duck Brook, and the gravel pit.
- The complete application needs to be submitted 30 days prior to the hearing date.

There were no further questions or comments.

2.2.1 Catamount/Bolton Land, LLC 3227 Bolton Valley Access Road; 1200 Acres to the Vermont Land Trust

Ms. Murray disclosed that she had met briefly with Gil Livingston of VT Land Trust several months ago regarding local contacts to discuss the potential sale, and that members of the DRB

had been avoiding public meetings regarding the sale, but understood the Select Board had shown its support for the sale.

Mr. Chenette, representing Catamount/Bolton Land LLC (for both sketch plan reviews, which were separate) stated that:

- The proposed VLT subdivision was approximately 1109 acres, designated as “Lot B” on the preliminary plan by little River Survey Company, LLC.
- Boundary lines were from Joiner Brook to the top of the property, and included the trail “Broadway” as well as the Bolton Lodge.
- The septic and leach field areas would be excluded.
- No development was currently proposed.
- He understood that the intended use of the parcel would be for non-vehicular recreational uses; no changes to existing uses, including the Catamount Trail and Bolton Valley Nordic center trails, but that in the future allowed uses would be a VLT/state issue.
- The parcel would later be added to the Mount Mansfield State Forest.
- Act 250 review is required.
- Backup wells are included in the purchase and sales agreement. Noted: the backup wells are not intended for additional development and are strictly to supply water to existing infrastructure.
- Bolton Valley is retaining rights/access to the backup wells and the trail systems.

The DRB noted/suggested that:

- Given previous subdivisions, the proposed subdivision would normally be reviewed as a major subdivision.
- The application include copies of the purchase and sales agreement, and all retained rights and easements.
- A previous subdivision approval decision of Bolton Woods LLC noted bear habitat in the area.
- A second emergency access to Bolton Valley be retained along Broadway, noting history of previous Bolton Valley Access road washout.
- Setbacks/buffers from Joiner Brook and tributaries should be shown on the plat, as well as all and any legal easements, i.e. the Catamount Trail.
- Steep slopes are generally shown on a plat, but that should not be an issue needing to be addressed in this circumstance if no additional development is proposed.
- Any future development would require DRB review.
- Stormwater run-off and drainage in the watershed were a concern to the town, keeping the parcel forested and undeveloped would help to address those concerns.
- The DRB would like to see an indication for the plans for the Bolton Lodge, as an historic structure, and would likely reference that in their review. Mr. Wiquist stated that GMC is hoping to play a role in managing the historic GMC built 1928 structure, and were reaching out to VLT.
- The DRB could waive a portion of the survey requirements, but would advise the applicant to survey the waste water treatment area.

Ms. Murray asked if there were any further questions or comments. Mr. Wiquist noted an existing right of way to Buchanan Shelter. Ms. Murray stated that would need to be referenced and recognized.

As such, Mr. Rainville made a motion that based on the information provided; the DRB would waive a preliminary hearing. Mr. Hauser seconded. All were in favor (4 – 0), motion carried.

2.2.2 Catamount/Bolton Land, LLC 3227 Bolton Valley Access Road; 300 acres to the 4 x 4 Center

Mr. Chenette, representing Catamount/Bolton Land LLC stated that:

- The proposed subdivision was approximately 272 acres, in the Timberline area.
- The 4 x 4 Center's intent was to own all of the land they use, and to further develop the land including roads.
- The irregular lot configuration reflects the positioning of the Timberline parking lot, and loosely follows property lines and/or the edges of downhill ski trails. It may follow the existing lot line –difficult to tell from parcel map boundaries.
- Timberline well/s would be protected and restrictions would be included in the deed before transfer.

The DRB noted/suggested that:

- Given previous subdivision, the proposed subdivision would be reviewed as a major subdivision.
- There are previous conditions of approval for the Timberline area that need to be reviewed, and copies sent to Mr. Chenette.
- The 4 x 4 Center applied for an extension of the Master Plan requirement under the stipulation agreement in effect, which was extended 30 days by the Select Board. Copies will be sent to Mr. Chenette.
- There is an indication of intent of use of the parcel based on resources already identified on the land.
- The Act 250 elevation line for Bicknell Thrush habitat should be indicated.
- Should also identify the well head protection areas, setbacks and buffers of streams (Joiner Brook, Goose Pond Brook).
- Should formalize all access to the parcel; i.e. from the road, Timberline area, to adjoining land, and to top of ridge. Access easements from MODC may be required.
- Should review previous conditions of approval re: Growald (adjoiner) right-of-way transecting well head protection areas.
- The applicant may need Master Plan for conveyance and applicant needs to think carefully about the development of the area. Areas of concern include: well head protection areas, steep slopes, streams.

As such, Mr. Rainville made a motion that based on the information provided; the DRB would waive the preliminary hearing requirement. Mr. Hauser seconded. All were not in favor (0 - 4), motion did not carry, preliminary hearing will be required.

Agenda Item # 3~ Public Hearing

None warned.

Agenda Item #4 ~ ZA Report

Mr. Malboeuf noted that:

- Leigh Sykes, 3504 Theodore Roosevelt Highway, had filed a complete application for a new building that will need to go through flood hazard and conditional use review.
- 455 Duxbury Road: continuing to work with resident regarding issues of rebuilding a shed in the flood zone and fill. Must meet BLUDR, ZA to check with ANR.

- Mr. Hardy and Mr. Wiquist representing the Green Mountain Club expected to be heard. As they were not included on the agenda, the DRB could review scheduling information under Agenda Item #4, but could not discuss the application outside of a noticed meeting. The Green Mountain Club will be requesting sketch plan, subdivision, site plan, conditional use, stream buffer and FHA review for the Long Trail relocation and bridge crossing project in Bolton, and hoped to begin construction by September 2012. Sketch plan review was scheduled for the next regular meeting on June 26, 2012, with the possibility of holding a special meeting on June 12, 2012 if the applicants were ready.
- The Notch Road tunnel is owned by VT AOT, and the Town of Bolton has no jurisdiction regarding pedestrian crossing in the tunnel (concerns previously noted regarding hiker use).

Agenda Item #7 - Meeting Minutes May 8, 2012

Tabled until the June meeting; minutes unavailable.

Agenda Item #5 - Other Business

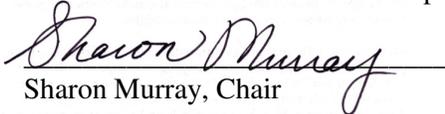
- Ms. Murray stated that she would be attending a June Select Board meeting to discuss staffing needs of the DRB.

Agenda Item #6 - Meeting Adjournment

- Mr. Rainville made a motion to close the meeting. Mr. Hauser seconded. All were in favor (4 – 0), motion carried, meeting closed at 8:32 p.m.
- The next regular meeting of the DRB will be held Tuesday, June 26, 2012, 6:30 p.m. at the Bolton Town Office. If a special meeting is requested, it will be held Tuesday, June 12, 2012, 6:30 p.m. at the Bolton Town Office

Amy Grover
Acting Clerk, Development Review Board
These minutes are unofficial until accepted.

These minutes were read and accepted by the Development Review Board as amended on June 26, 2012.


Sharon Murray, Chair