



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

Development Review Board Minutes
January 22, 2013

Location: Bolton Town Office

DRB Members Present

Mike Rainville, Susan Vita, Jennifer Andrews (Alternate)

DRB Members Absent

Sharon Murray (Chair), Margot Pender, Michael Hauser, Jerry Chabot

Staff Present:

Miron Malboeuf, Zoning Administrator

David Punia, DRB Clerk

Also present:

2012-19-SD - Dave Hardy, Fred Jordan, Aaron Guyette, Justin Willis, Peter Antus-Ketcham, Will Wiquist, John L. Devine

2012-16-SD – Larry Williams, Jeremy Farlcas, Berinie Chenette

Warned Agenda:

1. **Public Comment** Opportunity for public comment.
2. **Public Hearings**
 - a) Estate Ronald Lafreniere Sr., Green Mountain Club | Final Subdivision, Conditional Use Review – Application for final subdivision and conditional use approval for proposed GMC Winooski Bridge Project, (continued from November 27th, 2012, pending additional information, final bridge design).
3. **Sketch Plan (Pre-application) Review:**
 - a) John Devine, 4387 Notch Rd , Three Lots Subdivision 58 Acre parcel, BTM 1 ID #0044387
 - b) Catamount/Bolton Land, 4302 Bolton Valley Access Road Subdivision Amendment, Adjust boundaries for parcel approximately a 270-acre parcel (2012-16-SD) to revise to approximately 300 Acres, BTM 7, ID # 3003227
4. **Plat Review** – Sue Ann Beckman Revocable Trust, two-lot subdivision as approved by the DRB, for recording in the land records of the Town.
5. **Zoning Administrator Report** – Permits issued, pending applications, status reports.
6. **Meeting Minutes** –December 18th, 2012
7. **Other Business**
8. **Public Meeting Adjournment**
9. **Deliberative Session** – as needed to discuss applications before the DRB.

Call to order

The meeting was called to order at 7:45PM. Alternate Jennifer Andrews was present and actively participated in warned public hearings in the absence of other DRB members. In the absence of Chair Sharon Murray, Ms. Andrews moved that Mr. Rainville serve as acting Chair. Ms. Vita seconded, the motion carried. Mr. Rainville called the meeting to order at 7:50 PM with a quorum of DRB members present.

Acceptance of Agenda

Mr. Rainville asked if there were any additions or changes to the Agenda. Ms. Vita moved for acceptance of the agenda. Ms. Andrews seconded, and the motion carried.

Item 1: Public Comment

Mr. Rainville opened the floor for public comment. No comments were received.

Item 2a: Public Hearing: Estate Ronald Lafreniere Sr., Green Mountain Club Final Subdivision

Application for final subdivision approval for proposed GMC Winooski Bridge Project, (continued from November 27th, 2012).

Mr. Rainville stated that in order to appeal a decision of the board, a person must participate in the hearing either verbally or in writing.

Mr. Rainville asked the Board for disclosures of interest or *ex parte* communications pertinent to the case at hand. None were forthcoming.

Ms. Vita moved to close the hearing. The motion was seconded by Ms. Andrews. The motion carried unanimously.

Item 2b: Public Hearing: Estate Ronald Lafreniere Sr., Green Mountain Club – Conditional Use Review

Conditional use approval for proposed GMC Winooski Bridge Project, (continued from November 27th, 2012, pending additional information, final bridge design).

Mr. Rainville stated that in order to appeal a decision of the board, a person must participate in the hearing either verbally or in writing.

Mr. Rainville asked the Board for disclosures of interest or *ex parte* communications pertinent to the case at hand. None were forthcoming.

The following remaining issues were discussed:

- ADA Compliance – the bridge is accessible from the south side, however there is no parking. The north side is not accessible due to the railroad crossing and surface hardness.
- Anchoring – the bridge anchors are within the right of way of the road where they enter the ground. It is unclear exactly where the anchors will be located.
- Engineering will address ice flow issues per HECRES modeling.
- Rebecca Pfeiffer of ANR/DEC has reviewed the project based on the initial design.
- The Coast Guard deems the river as not navigable and not subject to their review.
- Review received from a Fish & Wildlife ecologist.
- Construction is anticipated to be being in May or June, 2013
- Final plans will be submitted electronically.

Ms. Andrews moved to adjourn the hearing. The motion was seconded by Ms. Vita and carried unanimously.

Item 3: a) Informal Hearing: Sketch Plan Review -- John Devine, 4387 Notch Rd

Three Lot Subdivision 58 Acre parcel, BTM 1 ID #0044387.

Application related to Rural 1 District. The following items were discussed:

- Accesses were reviewed and approved
- No steep slopes in the proposed project
- Setbacks are to be shown. The applicant was encouraged to show building envelopes large enough to consider future expansion.
- Revised draft findings of fact has been submitted.
- Survey to include:
 - Vegetative buffers and setbacks
 - Management restrictions
 - Building envelopes
- Driveways to meet B71 standards.
- Fire chief should be consulted about turnaround area.
- Underground utilities shown
- Adjoiners to be informed.
- Minor subdivision. Final review possible at March DRB meeting.

Item 3: b) Informal Hearing: Catamount / Bolton Land 4302 Bolton Valley Access Road Subdivision Amendment

Adjust boundaries for parcel approximately a 270-acre parcel (2012-16-SD) to revise to approximately 300 Acres, BTM 7, ID # 3003227

A change in the area of Lot #5 was noted, from 272 to 300 acres. It was noted that the project is a Subdivision amendment, not a boundary adjustment, and is subject to a Subdivision Review.

For the final review, the following are requested:

- Address Article 7.3 a, b, and d
- Examination of forest resources
- Include source protection areas on plat

Item 4: Plat Review – Sue Ann Beckman Revocable Trust, two-lot subdivision as approved by the DRB, for recording in the land records of the Town.

DRB reviewed the plat as filed. Mr. Rainville signed the plat.

Item 5: Zoning Administrator's Report.

Mr. Malbeouf indicated nothing to report.

Item 7: Acceptance of Minutes

The acceptance of the minutes from the previous meeting was tabled until the next meeting.

Adjournment

Ms. Vita moved for adjournment, Ms. Andrews seconded, the motion carried, and the meeting was adjourned at 8:00 PM.

The next regular meeting of the DRB will be held at the Bolton Town Office on Tuesday, February 26, 2013 at 6:30 p.m.

Respectfully submitted,

David Punia
Clerk, Bolton Development Review Board

These minutes are unofficial until accepted.

These minutes were read and accepted by the Development Review Board as amended on June 25, 2013.


Sharon Murray, DRB Chair