



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

Development Review Board Minutes
Special Meeting of March 12, 2013

Location: Bolton Town Office

DRB Members Present

Sharon Murray (Chair), Susan Vita, Margot Pender, Michael Hauser
Jennifer Andrews (Alternate), Charmaine Godin (Alternate)

DRB Members Absent

Michael Rainville

Staff Present

Miron Malboeuf, Zoning Administrator
David Punia, DRB Clerk

Also present:

Mike Fraysier, Vermont Dept. of Forests, Parks & Recreation

Warned Agenda:

1. **Public Comment** Opportunity for public comment.
2. **Public Hearings**
 - a.) **VT Division of Forests, Parks and Recreation/Preston-LaFreniere Farm, Final Subdivision Review.** (Application 2012-30-SD continued from February 26th, 2013) Request by the state to subdivide a 32-acre parcel from an existing 4319.3-acre parcel located within the Camel Hump State Park, for sale to interested parties. The parcel to be subdivided for sale includes a portion of the Preston-LaFreniere Farm, as listed on the National Register of Historic Places, to include the house and barn buildings. The Vermont Department of Forests, Parks and Recreation will provide additional info regarding their intent with a focus on preserving the historic character of the property. The parcel is located on the Duxbury Road in the Conservation District (Tax Map 10, ID# 6001200).
3. **Zoning Administrator Report** – Permits issued, pending applications, status reports.
4. **Meeting Minutes** –December 18th, 2012, January 22nd, 2013
5. **Public Meeting Adjournment**

Deliberative Session – as needed to discuss applications before the DRB.

Call to order

Chair Sharon Murray called the meeting to order at 6:35PM with a quorum of DRB members present. Alternates Jennifer Andrews and Charmaine Godin were also present and actively participated in warned public hearings in the absence of other DRB members.

Acceptance of Agenda

Ms. Murray asked if there were any additions or changes to the Agenda. None were forthcoming

Item 1: Public Comment

Ms. Murray opened the floor for public comment. No comments were received.

Item 2a: Public Hearing: VT Division of Forests, Parks and Recreation/Preston-LaFreniere Farm, Final Subdivision Review. (Application 2012-30-SD continued from February 26th, 2013)

Request by the state to subdivide a 32-acre parcel from an existing 4319.3-acre parcel located within the Camel Hump State Park, for sale to interested parties. The parcel to be subdivided for sale includes a portion of the Preston-Lafreniere Farm, as listed on the National Register of Historic Places, to include the house and barn buildings. The Vermont Department of Forests, Parks and Recreation will provide additional info regarding their intent with a focus on preserving the historic character of the property. The parcel is located on the Duxbury Road in the Conservation District (Tax Map 10, ID# 6001200).

Mr. Fraysier appeared to provide the additional information requested by the Board. Materials provided included:

- Engineer's Assessment of Renovations needed at the Preston-Lafreniere House and Preliminary Opinion of Probable Costs (December, 2002)
- Conditions Assessment for the Barns at the Lafreniere Farm with prioritized rough cost estimates for improvements (Building Heritage LLC, Fall 2012)
- Letter of Intent signed by representatives of the Vermont Dept. of Forests, Parks and Recreation (VDFPR), the Vermont Division of Historic Preservation (VDHP), and the Vermont Housing Conservation Board (VHCB)
- Responses to Bolton Subdivision Review Standards Sections 7.2, 7.4, 7.5, 7.6 and 7.7
- Deed Restriction Language
- List of activities exempt from VDHP review

Mr. Fraysier described the materials and indicated he had met with the VHCB, VDHP, the Advisory Council for Historic Preservation and the Vermont Division of Buildings & General Services to discuss how to configure the sale of the property, with an eye to protecting the structures on the property.

The east barn was considered a priority for stabilization, and a set of the items in the prioritized list were identified as worthwhile to stabilize the structure. It was proposed that to motivate a bidder, the funds required to complete the first 5 items, approximately \$40,000, be put into an escrow account, to be returned to the purchaser upon completion and certification of the work. A list of qualified contractors could be provided to the bidders.

Extensive discussion of the five items followed, including movement of the building 16 feet. There was a question about whether the east and west barns are physically connected by a gambrel. A recent satellite photo did not appear to support a physical connection.

The Board and Mr. Fraysier discussed at length the desirability of the property and the challenges of finding suitable buyers. The discussion included:

- The need to ensure the buildings remain intact
- A suggestion that the work be undertaken by the State if the sale is not concluded within a specified time period, and the legality of doing so
- Deeded restrictions remaining with the land
- Façade restrictions possibly being an issue if adaptive reuse is pursued
- A required timeline for basic stabilization
- Whether the State should undertake stabilization items 1-5 prior to the sale, adding that cost to the price of the property
- Mr. Fraysier asked about whether the bids would be contingent upon obtaining conditional use review under adaptive reuse. Such an arrangement might be possible under historic structures regulations, and would require coming before the DRB.
- Septic issues
- Whether enough land is included to make the sale viable, something the Select Board was concerned about
- The Long Trail does not cross the portion of the parcel to be conveyed.
- What happens if a buyer is not forthcoming? Mr. Fraysier indicated a revision would be considered to make the parcel more attractive.
- Possibilities of including adjacent land currently being leased. Mr. Fraysier indicated the State is not interested in adding land to the sale. Discussions were held with the Select Board last fall.
- The Vermont Land Trust, VHCB, and others consulted with the State to define the amount of land to be included.
- Mr. Fraysier defended the current proposal, which preserves the buildings and offers a reasonable parcel of land. Bidders are required to submit a plan for stabilization.
- The Board's chief concern is the preservation of the historic nature of the property.
- The possibility that the required improvements can be accomplished at lower cost than what will be put in escrow.
- Driveway access off of Honey Hollow
- An open house is planned this spring and collateral materials are being prepared.

Ms. Pender moved to close the hearing, contingent upon receipt of the following:

1. Revised deed language.
2. A commitment from the State to undertaking Items 1-5 of the prioritized list of needs to stabilize the barns prior to the sale.
3. A new letter of intent, signed by VDFPR, VDHP, and VHCB, including language specific to the property.
4. Conditions reflected on the plat: Restrictions on further subdivision and construction within building envelopes shown, and references to the historic structures.

Mr. Hauser seconded, and the motion passed unanimously.

Item 3: Zoning Administrator's Report.

For upcoming meetings:

Green Mountain Club bridge hearing, to consider

- ADA issues – document review of standards, discuss granting a waiver
- Freeboard and scarring issues from Rebecca Pfeiffer
- Variance for cables in the road right-of-way
- Construction work within the stream buffer

Bolton Valley/4X4 Center Erosion Control Master Plan and Lot 5 subdivision

- Act 250 review
- Plat shows right of way within stream buffer
- Concerns about boundary changes

Item 7: Acceptance of Minutes

Review of minutes was tabled until the next meeting.

Adjournment

There was discussion about holding a special meeting in April.

Ms. Vita moved for adjournment, Mr. Hauser seconded, the motion carried, and the meeting was adjourned at 8:20PM.

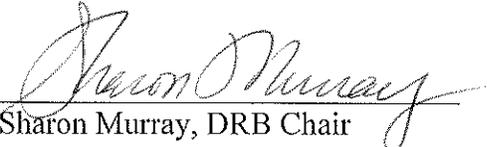
The next regular meeting of the DRB will be held at the Bolton Town Office on March 26 at 6:30 p.m.

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