

Town of Bolton
3054 Theodore Roosevelt Highway
Bolton VT 05676
802-434-5075

Planning Commission Minutes

September 18, 2001

Meeting called to order at 6:08 p.m.
Members present: Linda Baker, Chair
 Steve Barner
 Chris Haggerty
 Rodney Pingree
Member absent: Jim Bralich
Clerk: Amy Grover

The minutes from August 27, 2001 were accepted as amended.

Amy will check with Phil Benedict at the Sate Agricultural re: setbacks, procedures, and suggestions. Amy will procure legal definition of agricultural structure from statutes.

The Board began a read through of the current working copy of the Zoning Regulations.

Zoning Amendments:

1. Page 2. Section 3. Boundary Questions
“In the case of lots lying in more than one district, the provisions of *either* district may be applied...”
2. Page 3. Section 4. (SPAs)
“The locations of current SPAs are available *from the Water Supply Division State Office.*”
3. Page 3. Section I. Village I District, A. Purpose
“The purpose of the Bolton Village I district... as well as future *concentrated* development *provided it* is compatible *with* existing and man-made limitations...”
4. Page 5. Section 3. Agricultural and Rural I District A. Purpose
“The purpose of this district is to maintain the rural character of Bolton by providing space for agricultural activities, *for* low density...”
5. Page 5. Section 3. A. Conditional Uses, such as:
“1. *Any use requiring a zoning permit which occurs in a designated flood plain.*”

6. Page 7. D. Dimensional Requirements.

Delete sentence on right in () that references town plan and minimum acreage.

7. Page 7.

“E. Public Drinking Water Source Protection Areas (SPAs)” entire paragraph deleted.

8. Page 10. B. Fees

“All *proposed* land development requires a permit *form to be completed*, whether a fee is required or not.”

9. Page 10. D. Application

“All applications for a zoning permit shall be accompanied by two (2) copies of an accurate sketch plan, to scale, showing... to be erected. *If applicable*, a surveyor’s plot...”

10. Page 11. Extension of Permit

“If a certificate of completion has not been issued after three (3) years, the applicant may reapply for a *new* building permit.”

11. Page 11. Certificate of Completion

“...The Administrative Officer stating that the proposed use of the structure or land conforms to the requirements of such zoning regulations, *and the structure is substantially complete.*”

12. Page 11. J. Agricultural Structures

“Agricultural structures do not require a town *zoning* permit pursuant to V.S.A. 24 4495 (c), *but applicant must complete the zoning permit application form for informational purposes.*”

13. Page 12. B. Department of Environmental Conservation 1.

“Any *use of an* area designated as flood plain or wetland.”

14. Page 12. B. Department of Environmental Conservation

Delete #3. Reference to well drilling and gallons per day.

15. Page 14. A. General Standards

“In addition, the Board must be shown that the proposed development or use will not result in the discharge of harmful wastes so as to pollute surface or subsurface water systems.” (Deleted “ #6,” and made the two sentences into one sentence.)

16. Page 17. F. Improvements

“...Will be adequately installed, managed and operated for the *life* of the *PRD/PUD.*”

17. Add statement to each district, currently only under AG and R I, and RII – “Any parcel that has been subdivided...before any further subdivision is allowed.”

Meeting adjourned at 8:04 p.m.

The next Three Planning Commission meetings are set for
6:00 p.m. at the Town Office on;

Tuesday, October 9, 2001

Tuesday, November 13, 2001

Tuesday, December 11, 2001