

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

**Planning Commission Minutes**

January 30, 2006

The meeting was called to order at 6:10 p.m.

Planning Commission members present: Linda Baker, Jenifer Andrews, Steve Barner, Jim Bralich, Rodney Pingree

Planning Commission members absent: None

Clerk: Amy Grover

Also present: Leslie Pelch, Bolton's CCRPC Representative, Greg Brown, Samantha Tilotson, CCRPC

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**Agenda**

1. Town Plan – Ongoing Final Review
  2. Minutes November 17, 2005, and December 12, 2005
  3. Other communications/mail
  4. Any other business
  5. Adjournment
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**Agenda Item #1 – Town Plan**

The group reviewed the most recent working draft of the Town Plan dated 1/23/06, provided by Greg Brown. It was noted that, and discussion included (note: typo corrections and formatting changes are not noted):

- Section 1, 1.1 b, page 2. Specifically add ridgelines, Greg to draft language.
- Section 2, 2.1, page 5. RE: Clear-cutting, Greg to check BLUDR. Change: “In general, clear-cutting of trees and other vegetation on building sites is discouraged, *to avoid erosion and loss of groundwater recharge.*” Be more specific about what clear-cutting does, delete “clear?” Obtain more specific information from forester.
- Section 2, Section 2.4, page 6. Address wind turbines on ridgelines. Edit second sentence “...significant natural features, *aesthetics of the ridgelines...*”
- Check BLUDR for language on ridgelines and wind turbines. Plan must have a policy to support the zoning regulations.
- Section 3, 3.1, page 9. Enhance unit definition, i.e. “number of motor vehicles that passed over the counter.” Be more specific regarding language used, “wear and tear.” Note increasing maintenance costs.

- Section 3, 3.1, page 10. Only class 3 roads are mentioned, as they are the largest single transportation cost to the town, require constant maintenance.
- Contact Select Board again regarding downgrading of roads and TIP. Memo sent in December 2005.
- Section 3, 3.2, page 11. Add “traffic calming” language. B. 1. Change “should” to “*shall.*”
- Section 3, 3.2, C. 3, page 11. Include explanation for “level of service,” a grading system which reflects the quality of traffic flow.
- Section 4, 4.2, page 13. “Smilie School is the town’s *educational facility*. In addition to its educational role...the town’s *only facility suited* for public meetings...”
- Section 4, 4.2, page 13. 4<sup>th</sup> paragraph, tweak language. Include other appropriate parties, i.e. Richmond and Jericho Conservation Commissions.
- Section 4, 4.2, page 13. Bottom of page, add Country Club condominiums to community water supplies.
- Section 4, 4.2, page 13. Last paragraph, second sentence, reverse the start and the end; “*In the long term, it may be...as indicated above.*”
- Section 4, 4.2, page 13. Last paragraph, last sentence, change “Because” to “*Since.*”
- Section 4, 4.2, c, page 14. “*The Bolton Volunteer Fire Department will work with the Bolton Planning Commission to identify...*”
- Noted, dry hydrants are hydrants, which are not under pressure.
- Section 5, 5.1, page 15. 5<sup>th</sup> paragraph, delete opening words in sentence “On the other hand.” Begin sentence with “The current state aid...”
- Section 5, 5.1, page 16. Last paragraph, make specific to Smile School, not schools in general.
- Section 6, 6.1, page 18. Last sentence 1<sup>st</sup> paragraph. Edit: do not begin with “Because.”
- Section 6, 6.2, I, page 20. Add language that the Conservation Commission will identify priorities and keep the PC apprised of efforts.
- Section 6, 6.3, b, page 20. Find accurate language to replace “geomorphology assessments.”
- Section 6, 6.3, f, page 21. “...to enable development *and maintenance* of a recreational...”
- Note: “CRAG” to read as “CRAGVT” or “Climbing Resource Access Group of Vermont.”

**Agenda Item #2– Minutes November 17, 2005, and December 12, 2005**

Jim Bralich made a motion to accept the minutes of November 17, 2005. Rodney Pingree seconded the motion. All were in favor, motion carried. Jen Andrews made the motion to accept the minutes of December 12, 2005. Rodney Pingree seconded the motion. All were in favor, motion carried.

**Agenda Item #4– Other communications/mail**

None.

**Agenda Item #5 – Any other business**

The next meeting of the Planning Commission is scheduled for Monday, February 13, 2006, 6 – 8 p.m. @ Smilie School. Agenda: review the current draft beginning at Section 8, Energy ~ Section 10, Implementation Program, and review of maps. Greg noted that three maps are required by statute: 1. Transportation, Utilities, and Facilities. 2. Existing Land Use. 3. Future Land Use.

Amy will contact Mike Gervia for information regarding resupply areas (other than Joiner, Pinneo and Duck Brooks), as well any information regarding the Bolton Valley hydrant system (number of hydrants, maps available, line size supplying hydrants).

**Agenda Item #6 – Adjournment**

The meeting adjourned at 8:20 p.m.

Amy Grover

Clerk, Planning Commission

*These minutes are unofficial until accepted.*

These minutes were read and accepted by the Planning Commission on

\_\_\_\_\_, 2006.

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Linda Baker, Chair