

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

Planning Commission Minutes

March 27, 2006

The meeting was called to order at 6:18 p.m.

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

Planning Commission members absent: none

Clerk: Amy Grover

Also present: Samantha Tilton, CCRPC

Agenda

1. Town Plan – Ongoing Final Review, maps, 6 – 7 p.m.
 2. Minutes February 13, 2006
 3. Other communications/mail
 4. Any other business
 5. Informal Public Forum, 7 – 8 p.m., Questions and Comments
 6. Adjournment
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Agenda Item #1 – Town Plan

The Planning Commission continued review of the latest draft and maps. It was noted that and discussion included:

Natural Resources Map

- Bolton may be included in the updated natural resources data layer. Sam will check with RPC.
- Where is the data from with regard to moose collisions.
- A definitive natural resources map has the potential to be a valuable tool for the Bolton DRB with regard to rendering decisions and conditions.
- The importance of unfragmented wildlife corridors, potential to designate all of Bolton as a wildlife corridor and/or prime location of corridors. Sam will check with Keeping Track and Chittenden County Uplands Project for additional corridor data; where CCUP is in the process, projected corridors, and if information can be included with the map.
- Check for actual biological and/or scientific analysis of designated habitat/corridor areas.
- Key to terms on the map, i.e. what exactly does “bear unspecific collision”, “natural community,” and “vertebrae” mean?

- Sam to check with RPC on moose collision data.
- Obtain additional Bicknell's Thrush information and data.
- Obtain additional Peregrine Falcon information and data.
- Obtain additional information on deer yards, i.e. in the Bolton Valley area.
- What is designated by the significant biological areas, i.e. red pine, red spruce?
- Section 6. Natural Resources, page 18, top paragraph, edit last sentence: "Bolton is habitat for moose, bear, white-tail deer..."

Agenda Item #2– Minutes February 13, 2006

Steve Barner made the motion to accept the minutes of February 13, 2006. Rodney Pingree seconded the motion. All were in favor, motion carried.

Agenda Item #4– Other communications/mail

The PC reviewed a letter from "Local Motion" asking for information on bike trails/paths to add to their database. The PC noted that there were no bike paths/trails in Bolton to add to Local Motion's database.

The PC reviewed a recent article from the Burlington Free Press regarding a lawsuit in Barnard centered around a town road not being thrown up, and the ensuing ramifications and continuing lawsuits.

The PC received updated Town Officer Directories provided by Deb.

The PC briefly reviewed a letter from Sharon Murray and her comments on the Town Plan. The members decided to discuss Sharon's recommendations at the April meeting, to allow time to process all her information.

Agenda Item #5 – Any other business

The next meeting of the Planning Commission will be held on Thursday, April 13, 2006, 6 – 8 p.m. @ Smilie School.

Informal Public Forum 7 – 8 p.m.

Present: Heidi Hales, Kathy Pingree, Jerry and Jane Mullen, all Bolton residents.

Chair Linda Baker opened the informal public forum by explaining the work that was in progress; updating the Town Plan, and making it compatible with the BLUDR, and asked if anyone had any specific comments and/or questions on the Town Plan draft.

As there were no specific comments or questions, but a great amount of interest in the draft maps, the group decided to continue the map review together. Questions and comments generated included:

Natural Resource

- Additional deeryards in West Bolton and Bolton Valley not depicted – south-facing slopes, especially with evergreens cited as prime locations.
- SPA areas ~ need to define what a "public water supply" (more than 25 people) is on the map.

- Why the variation on SPA designated areas ~ some are a default circle, source developed before the maps. Polygon areas are based on geological criteria, source developed after the map. Note that activity in that area could damage the SPA. Some SPA areas are partially located in Bolton (part of the circle depicted), remaining SPA in neighboring towns.
- Note that activity in the SPA area could damage the SPA, differentiate between surface and groundwater protection. Be more sensitive to overland flow issues, i.e. stormwater run off.
- Any benefit to knowing where septic systems are located, i.e. Bolton Valley, Smilie School, Fernwood Manor. The group discussed the subject and decided no, there was no benefit to depicting those areas on the map.
- Possibility of designating headwaters of brooks on map ~ group decided those areas were not more significant than the area as a whole that it drains.
- Add contours to depict steep slopes. Sam noted that soil conservation maps should have that information, may be able to add.

Conserved Lands

- Green shading not even with property boundaries.
- Four shades of brown are confusing.
- Add the two CRAG VT parcels; “Lower West” and the “Quarry.”
- Add the second GMC 5 + acre parcel (subdivision from Stevens).
- Label the privately conserved lands.
- Change Preston Pond parcel designation – owned by the town.
- Add the two additional town owned parcels in West Bolton.

Utilities and Facilities

- Add the propane facility.
- Add to the childcare data depicted, discussion regarding home and center based daycare.
- List school as emergency shelter? Town Plan text (page 13) reads “It has the potential to serve as **the** (change to *a*?) town emergency shelter.”
- Jerry Mullen to follow up with the Red Cross on the designation of the school as an emergency shelter.
- Sam Tilton to follow up with Mike Gervia Bolton VFD Chief on designation of school as shelter, generators.

Future Land Use

- Change Wentworth and Thacher Roads to all residential.
- Bolton Valley area change/add shopping and/or business.
- CRAG VT parcel no longer industrial, change to leisure activity.
- Review farms listed, all included?
- Change two parcels off of Stage Road from industrial to no human activity.
- Designate/add communication towers on Ricker and Robbins Mountains to infrastructure.
- Denote Silver Bow Communications parcel on the ridge.

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- Denote North Valley Cable Company.
- Re-label map as “Future Land Use Zoning Districts.”
- Add zoning districts in key.

Agenda Item #6 – Adjournment

The meeting adjourned at 8:45 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.

Linda Baker, Chair