

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

Planning Commission Minutes

July 18, 2006

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

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

Planning Commission members absent: Steve Barner

Clerk: Amy Grover

Agenda

1. Town Plan – Ongoing Final Review
 2. Minutes May 31, 2006
 3. Other communications/mail
 4. Any other business
 5. Adjournment
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Agenda Item #1 – Town Plan

The Planning Commission reviewed the new draft of the Town Plan, dated July 13, 2006. It was noted that and discussion included:

1. Page 4 ~ Vision statement. Change “hiking trails” to “recreational trails.” Expand on “forested land” to include undeveloped land, i.e. ridgelines, rocky outcrops, watersheds, and ag. land. Put “To maintain Town facilities *and* to improve local services” into its own paragraph, separate from the natural resources paragraph.
2. Page 5 ~Purposes and Goals. Move “a.” to last, or even delete (16 acre parcel and canoe access/park etc.). Amy to check on issues with this parcel. Make “b,” development, become first on list.
3. Page 10 ~ 2.4 RR District. Add “...Development in this district should occur in accordance with a comprehensive *master* development plan that...”
4. Page 15 ~ Natural Resources Policies. D. “Cooperate with environmental and recreational groups, including, but not limited to, The Green mountain Club (*The Long Trail*), the Vermont Association of Snow Travelers (VAST), the Catamount trail Association (*The Catamount Trail*), Climbing Resource Access Group – Vermont (CRAG-VT) and local landowners to ensure continued access and use of *Bolton’s extensive network of recreational trails*, and other lands for *other* recreational uses.”

5. Page 16 ~ text at bottom of table, "...the amount of seasonal *and residential* traffic on town roads..."
6. Page 18 ~ C. 2. and C. 3. change to "New *private* roads..."
7. Page 19 ~ G. Period after "maintenance." Then make new sentence, label as H. "H. Support the road maintenance crew through town-provided training sessions." Re-label old H. and I. as J. and K.
8. Page 20 ~ bottom of second paragraph. Eliminate specific town names, replace with "adjacent towns." 5th paragraph, add "and" after Ricker Mountain.
9. Page 21~ g. Change to "water storage *at Bolton Valley*..."
10. Page 23 ~ Table 6.1. Note that the tuitioning during years 200-2001 and 2001 – 2002 were the last two years of a three year phase out plan. 2002 – 2003, put "tuitioning ends" in parenthesis.

Jen will follow up with the SB on expanding car pooling/park and ride issue, and follow up with Jerry Mullen regarding emergency shelters/FEMA.

Amy will check on the taxing of AG lands, and the 16 acre parcel access issues.

Amy will check with Deb on tax breaks for Bolton farms.

Agenda Item #2– Minutes May 31, 2006

Jim Bralich made the motion to accept the minutes of May 8, 2006. Rodney Pingree seconded the motion. All were in favor, motion carried.

Agenda Item #3– Other communications/mail

The PC reviewed the minutes from the joint meeting with the SB and the DRB provided by Deb.

Linda reviewed notes regarding the filing of final plats at the town office. Amy will follow up with the DRB on the issue, but noted that filing of final Mylar plats was addressed in the BLUDR, and is addressed by the DRB as conditions of approval.

The PC reviewed the suggestion of the DRB to allow a waiver in the BLUDR for access to back lots with no frontage to allow for the subdivision of/development of up to three lots served by one driveway. The PC noted that a meeting with the DRB would be helpful at a later date (after the completion of the Town Plan project) to further address this suggestion and others as the DRB reviews more applications under the current regulations. Linda noted that "view analysis" also be reviewed.

Agenda Item #4 – Any other business

The next meeting of the Planning Commission will be held on Monday, August 21, 2006, 6 – 8 p.m. @ Smilie School.

Agenda Item #6 – Adjournment

The meeting adjourned at 8:10 p.m.

Amy Grover

Planning Commission Minutes
July 18, 2006

Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on

_____, 2006.

Linda Baker, Chair