

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

Planning Commission Meeting Minutes

March 10, 2008

Smilie Memorial School

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

Planning Commission members absent: Jim Bralich

Also Present: None

Clerk: Amy Grover

Agenda

1. Public Comment
 2. Continue review of potential amendments to the Bolton Land Use and Development Regulations
 3. Minutes ~ January 28, 2008
 4. Other communications/mail
 5. Any other business
 6. Adjournment
-

Call to Order

Linda Baker, Chair, called the meeting to order at 6:10 p.m.

Agenda Item #1 ~ Public Comment

Linda Baker opened the floor to public comment. There was none.

Agenda Item #2 ~ Review possible amendments to the Bolton Land Use and Development Regulations

The group continued to review the list of potential changes/updates to the BLUDR's drafted by Sharon Murray, DRB chair, as follows;

Article II. Zoning Districts

- Update flood hazard district references.

Discussion on 1/28/08: "How has the state changed the references? Does this include updated FEMA maps? Amy to check with Sharon."

Amy noted that the state has new model ordinances and standards, no reference to an updated FEMA map. Update regulations with new information.

- Add Ag Overlay district?

Discussion on 1/28/08: “The group reached the consensus that further review of the Ag Overlay district was needed, especially the review of current maps showing prime agricultural soils in all of Bolton. It was noted that removing all possibility for any options of self sustainability; the lands to be farmed again, may not serve Bolton/VT well in future. Amy will procure current Bolton agricultural soil maps.”

Pam Brangan (CCRPC) drafted maps depicting the prime Ag soils and soils of statewide significance within Bolton. A majority of the soils lie within the Winooski River floodplain and the Village District. The group discussed the potential difficulty of integrating an Ag Overlay District within the Village District, an area targeted for development. It was noted that Bolton probably is not the only town dealing with this issue. Amy to contact Sharon Murray and Sam Tilton (@ CCRPC) for input and information.

Article III. General Regulations

- Section 3.8 Nonconforming Structures – expand waiver to include structures on nonconforming lots? Clarify waiver setback requirements – e.g., up to ½ required setback distance (v. 50% existing)?

After discussion, the group noted the need for more input from the DRB on this item ~ what does this look like, what is the criteria/need for this change, what has come before the DRB under this request (was this the Duffy and/or Bergeron applications?). Noted: the potential for negative impact on neighbors by siting structures closer to property lines.

- Section 3.17 Surface Waters & Wetlands – update to incorporate new state model provisions where appropriate, clarify measurements from top of slope v. top of bank, etc. – discuss options for public outreach/education.

Access the state model for review by the group, input from DRB on its value in clarifying this issue. Amy to research/obtain model language.

- Section 3.18 Water Supply & Wastewater Systems – update per new EPRs, state rules/jurisdiction?

Yes, update per new EPRs, state rules/jurisdiction

Article IV. Specific Use Standards

- Section 4.2 Accessory Dwellings – allow larger accessory dwellings as a conditional use? Adhere to the state limit of 30% or allow larger?

Input from DRB and ZA on the rationale for allowing larger accessory dwellings. Why allow more than the state limit of 30%? What would that look like? Why not then apply for a multi family dwelling permit?

- Section 4.3 Adaptive Reuse of Historic Structures – apply only to nonresidential structures?

Discussion consensus; no, would serve to exclude structures such as the Preston property.

- Section 4.19 Telecommunications Facilities – update per changes to 117.

Update with state information/language.

Article V. Development Review

- Section 5.4 Conditional Use Review – update (B) to include requirement for application 30 days prior to regular meeting of the DRB (consistent with site plan review)
- Section 5.5 Flood Hazard Area Review – update referrals, review standards per new state model

Update both sections to be consistent with the BLUDRs and with state information/language

Article VI. Subdivision Review Procedures

- Section 6.3 Sketch Plan Review – change submission from 10 to 15 days prior to DRB meeting?

Consensus; yes.

- Sections 6.4, 6.5 Preliminary, Final Subdivision Review – add state application referral requirements.

Update with state information/language.

- Section 6.6 Plat Recording – update endorsement language; allow for 90-day administrative extension?

Consensus; yes, update with state information/language.

Article VII. Subdivision Standards

- Waive district frontage requirements for minor subdivisions (3 or fewer lots) of pre-existing parcels.

After lengthy discussion, it was noted that input was needed from the DRB on the rationale behind this. Ask the DRB to provide information on applications where this has been the issue (Haggerty subdivision? Deslauriers subdivision?), and how/if the applications were permitted. What would this look like? Positive/negative impacts?

The members briefly reviewed the driveway portion of the Town of Warren zoning regulations, which allows for portions of driveways to exceed an average grade of 12%. Amy to check with Miron (ZA) on the limits and practicality.

Agenda Item #3 – Minutes January 28, 2008 Meeting

Jen Andrews made a motion to accept the minutes of January 28, 2008. Rodney Pingree seconded the motion. All were in favor, motion carried.

Agenda Item #4 - Other communications/mail

The group briefly reviewed a draft of the Town of Duxbury's zoning regulations which corrected a mistake, and workshop opportunities from VLCT.

Agenda Item #5 ~ Any other business

The next meeting of the PC will be held on Monday, April 7, 2008, 6 – 8 p.m. at the Town Office.

Agenda Item #6 – Adjournment

The meeting was 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
_____, 2008

Linda Baker, Chair