

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

**Planning Commission Meeting Minutes**

October 6, 2008  
6 – 8 p.m.  
Bolton Town Office

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

Planning Commission members absent: Rodney Pingree

Also present: None

Clerk: Amy Grover

---

**Agenda**

1. Public Comment
2. Review of status Bolton Valley's ACT 250/Town applications as needed
3. Review of Park and Ride information
4. Review of potential amendments to the Bolton Land Use and Development Regulations
5. Minutes ~ September 15, 2008
6. Other communications/mail
7. Any other business
8. Adjournment

**Call to Order**

Linda Baker, Chair, called the meeting to order at 6:14 p.m.

**Agenda Item #1 ~ Public Comment**

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

**Agenda Item #2 Review of status Bolton Valley's ACT 250 applications**

No notification of change in status of applications. The 4 x 4 school expansion application denied by the Bolton ZA will be heard at the October DRB hearing.

**Review of Park and Ride Information**

Amy noted that she was still working on compiling information and waiting for answers from VTrans with respect to the park and ride grant program. Amy will compile all the information into a bulleted list for the November meeting. The group noted that a site visit of the old I89 staging area might be helpful (daylight allowing) at the start of the November meeting, and that information regarding the site distance of the area should be available from VTrans by then.

**Agenda Item #4~ Review (continued) of possible amendments to the Bolton Land Use and Development Regulations**

The group continued the review of the list of potential changes/updates to the BLUDR's as follows;

Article II. Zoning Districts

- Table 2.2 Resort Village – revise definition of “Alpine Ski Facility” to all for all season use of trails?

*Discussion: The group noted that input from Bolton Valley would be helpful. Amy will contact Larry Williams to formally invite Bolton Valley to the November meeting.*

- Table 2.4 Rural Residential I - decrease setback requirements for residential uses.

*Discussion: Consensus reached to decrease the required setbacks from 35' to 25' in this district.*

- Add Ag Overlay district?

*Discussion: It was noted that the majority of the Ag 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, but also noted that on the north side of the Winooski River the railroad tracks and floodplain would deter development. It was noted that this was not the case on the south side of the river. More information and guidance needed.*

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)?

*Discussion: The group noted that this had been somewhat addressed by decreasing the setback requirements in two zoning districts: Resort Residential and Rural Residential I. More information and input needed from the DRB. Also noted – not a statutory requirement to provide for a waiver, it is the decision of the town to allow or to not allow a waiver. Note that information in the regulations. Waiver is currently allowed for a nonconforming structure.*

*ZA had previously noted that the current language penalizes Bolton residents at the low end of the housing scale i.e. can not replace a mobile home with a larger mobile home or a modular home.*

- 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.

*Discussion: State model language is available – noted top of slope vs. top of bank had come into play during the DRB review of the Kokell subdivision application. Incorporate state model language.*

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 is needed 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? Is there a “magic number?”*

*ZA had previously noted that current language would not allow for a Bolton landowner to build and live in a garage first and then build a house, or allow for a child to build a home next to their parents’ home on one lot.*

*Noted:*

- *A multi family dwelling permit would be limited to one structure; duplex or multiplex.*
- *This had been an issue (size of accessory dwelling) with respect to the McIntyre application.*

Article VII. Subdivision Standards

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

*Discussion: Again, 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?*

To be discussed: Driveways

ZA recommendation to allow for driveways with a finished grade in excess of 12% over a fifty foot section, citing Warren Regulations. Noted: This would allow for development in areas that are NOT on steep slopes (conforming to regulations), but could only be accessed by crossing steep slopes.

**Agenda Item #5 – Minutes September 15, 2008 Meeting**

Jim Bralich made a motion to accept the minutes of September 15, 2008. Jen Andrews seconded the motion. All were in favor, motion carried.

**Agenda Item #6 - Other communications/mail**

It was noted that the PC had received a draft of Richmond’s zoning regulations (noted updated to comply with changes to Chapter 117).

**Agenda Item #7 ~ Any other business**

The next meeting of the PC will be held on Monday, November 3, 2008, 6 – 8 p.m. at the Town Office.

**Agenda Item #8 – Adjournment**

The meeting was adjourned at 8:15 p.m.

Planning Commission Meeting Minutes  
October 6, 2008

Amy Grover  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

These minutes were read and accepted by the Planning Commission on

November 3, 2008

A handwritten signature in black ink that reads "Linda Baker". The signature is written in a cursive style and is positioned above a horizontal line.

Linda Baker, Chair  
Bolton Planning Commission