

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

Planning Commission Meeting Minutes

January 20, 2009
6 – 8 p.m.
Bolton Town Office

Planning Commission members present: Linda Baker, Chair, Steve Barner, Jim Bralich, Erin Perkins, Rodney Pingree

Planning Commission members absent: None

Also present: Miron Malboeuf, Bolton ZA

Clerk: Amy Grover

Agenda

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

Amy noted that she had been in contact with Wayne Davis from VTrans regarding the possible "treatment options" of the lacking site distance for the state owned parcel of land targeted as a potential park and ride site. Mr. Davis had stated that the request was in the queue of VTrans Utilities, and thought there would be an answer by the end of December. When there was no answer, Mr. Davis again noted that the request was still in the queue, and that there might be an answer by the end of January. Amy will continue follow up. It was noted that with the current economic climate, it could be expected that the amount of time needed to receive answers from state entities could be prolonged.

Agenda Item #3 Review of Bolton Valley ACT 250/DRB Applications

Miron Malboeuf noted that Bolton Valley would be re-applying for local permits for the 4 x 4 Driving School stating that the 4 x 4 Driving School started after the current BLUDRs came into effect; 1/2005. Bolton Valley is not dropping their current appeal of the Bolton ZA decision that local permits are needed. That DRB hearing may be scheduled for 2/25/2009.

With respect to Bolton Valley's ACT 250 application for the second 4 x 4 Driving School expansion (warm up area, winter use, additional trails) that was reviewed at the December PC meeting, it was noted by Peter Keibel, District 4 Office that the application was "an after the fact enforcement application," and that Bolton Valley had already completed the development outlined in the application. That is why the photographs in the back of the application already depicted the development outlined within the application.

With respect to the four seasons use of Bolton Valley's "The Ponds" facility, it was noted that:

- Bolton Valley was requesting a reconsideration of condition 3 which states: "In the event the parking area is paved (Timberline parking area), individual parking spaces and pedestrian walkways shall be clearly lined."
- The DRB hearing to consider this request will be held 1/28/2009.

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 BLUDRs.

Bolton ZA Miron Malboeuf reviewed:

- The town of Warren's regulations with respect to driveway standards and steep slopes, noting that those regulations allow for a 1,000 square foot exemption. This exemption would allow for the development of a 20' wide, 50' long section of driveway on a defined steep slope. This exemption could require a survey map with 5' contour lines.

It was noted that this language may have allowed for the Garfield subdivision and development to move forward, although there were other problematic issues with that parcel.

The group continued discussion regarding the development of steep slopes and reviewed Bolton Valley's list of potential uses and development provided to the PC by Larry Williams at the November 2008 meeting. It was noted that any decision to change the current language in the BLUDRs; i.e. to allow for steep slope exemptions or accessory uses to an alpine ski area, would be tabled at least until after the information from the geomorphic assessment of Joiner Brook is presented by Bear Creek Environmental on March 12, 2009. It is hoped that the information regarding the current state of the brook might be used to extrapolate future impacts.

- Article III. General Regulations Section 3.8 Nonconforming Structures – expand waiver to include structures on nonconforming lots? Miron suggested that the PC incorporate waivers for both nonconforming lots and nonconforming structures.
- Article IV. Specific Use Standards Section 4.2 Accessory Dwellings – allow larger accessory dwellings as a conditional use? Miron noted that the current regulations are too limiting and prevent opportunities for housing affordability. He recommended that there be no maximum size for an accessory dwelling and to let the regulations govern (i.e. meet setbacks, septic capacity, subdivision etc.). Miron noted that Warren does not have a maximum accessory dwelling size, and Bolton’s size is capped at 30%. Discussion included the fact that current economic conditions may result in more applications for accessory structures for both adult children and parents, and whether the 30% limit is a reasonable amount of living space.
- Article VII. Subdivision Standards Waive district frontage requirements for minor subdivisions (3 or fewer lots) of pre-existing parcels and waive district minimum lot size requirement for subdivisions of land to be conserved (e.g., GMC parcel) Miron stated that he did not see any negative impacts of these waivers.
- Miron asked that the PC review sign regulations, noting issues that the Bolton Store was experiencing between what was allowed under the BLUDRs and what the franchise was requesting.

Agenda Item #5 – Minutes December 8, 2008 Meeting

Jim Bralich made a motion to accept the minutes of December 8, 2008. Erin Perkins seconded the motion. All were in favor, motion carried.

Agenda Item #6 - Other communications/mail

- The PC received a draft of the Town of Jericho’s proposed revised zoning regulations. The Jericho PC noted that the revisions were a result of public participation, and an effort to improve conformance to their town plan and compliance with the Vermont Planning and Development Act.

Agenda Item #7 ~ Any other business

The next meeting of the PC will be held on Thursday, February 19, 2009, 6 – 8 p.m. at the Town Office.

Agenda Item #8 – Adjournment

The meeting was adjourned at 8:10 p.m.

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on

February 19, 2009

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

Linda Baker, Chair