

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

**Planning Commission Meeting Minutes**

February 19, 2009  
6 – 8 p.m.  
Bolton Town Office

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

Planning Commission members absent: Jim Bralich, Erin Perkins

Also present: Sharon Murray

Clerk: Amy Grover

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**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 ~ January 20, 2009
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 2008. 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 2009. There has again been no answer. 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 even more prolonged.

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

Sharon Murray noted that the 1/28/2009 DRB hearing had to be postponed due to inclement weather until this month and that consequently there had been no resolution of Bolton Valley's current appeal of the Bolton ZA decision that local permits are needed for the 4 x 4 driving school. Because of the timing of the rewarning, that DRB hearing may now be scheduled for 3/25/2009.

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 was to be held 1/28/2009, which was postponed, again due to the inclement weather that evening. This reconsideration is scheduled for 2/25/09.

**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 with Sharon Murray.

- Article II. Zoning Districts Allow parking facilities under lots with frontage on Rt. 2.

Consensus was to allow parking facilities as permitted use in the Village District, permitted or conditional use in all other districts (RI and RII) with RT 2 frontage.

- Article III. General Regulations Section 3.8 Nonconforming Structures – expand waiver to include structures on nonconforming lots?

Sharon suggested that the PC allow for waivers for both nonconforming lots and nonconforming structures, reviewed as conditional use, and to define the maximum limit through % of setback distance vs. calculations.

- Article IV. Specific Use Standards Section 4.2 Accessory Dwellings – allow larger accessory dwellings as a conditional use?

Consensus was to adhere to the 30% permitted, and add up to 50% as conditional use review strictly for permitting an accessory dwelling. Accessory dwellings would not be subdividable per the provision currently in the BLUDRs.

- 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).

Consensus was to allow access through a deeded right of way; existing or consolidated driveway, and not require road frontage, strictly for a minor subdivision, and to waive district lot requirements for subdivisions of land to be conserved.

- Miron Malboeuf had asked that the PC review sign regulations.  
Consensus: sign regulations not to be amended at this time.

#### Article VIII. Planned Development

- Section 8.5(C) Density Calculations – consider additional density bonus incentives.

Consensus was to build in an incentive schedule including such incentives as energy efficient housing, trail easements, senior housing.

The group discussed the following and potential changes/amendments:

- Trailhead parking. It was noted that the trails exemption (Section 9.2 Exemptions, 4.) does not deal with the issue that trailhead parking creates – trail use does include parking. Incorporate trailhead parking facility.
- Clearly define trails that are exempt from the regulations, i.e. Vast, Long Trail, Catamount, Cross Vermont.
- Review of the definition of development ~ definition needs to address both structure and infrastructure (i.e. water bars).
- Parking lots – clearly define that the DRB may require striping of paved lots.
- Incorporate a Joiner Brook Fluvial Erosion Hazard Zone ~ trigger for state review process.
- Incorporate a master planning requirement section and master plan criteria section under the subdivision regulations.

#### Agenda Item #5 – Minutes January 20, 2009 Meeting

Steve Barner made a motion to accept the minutes of January 20, 2009 as amended: *“This exemption would allow for the development of a 20’ wide, 50’ long section of driveway on a defined steep slope.”* Rodney Pingree seconded the motion. All were in favor, motion carried.

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

- The PC reviewed the 1/09 draft of the Bolton Conservation Fund Policy from the Conservation Commission. This draft outlines a new policy for management and access of the Conservation Fund. The PC had no comments to forward to the CC.
- The PC reviewed a training opportunity available through VLCT; “Putting Energy Planning into Action.”
- The PC reviewed a grant opportunity from the Hazard Mitigation Grant Program, and the typical mitigation projects the grant would cover such as; replacement of undersized culverts and remediation of stream bank erosion. The grant application deadline is 3/31/09. Consensus was it was not a grant that the PC would pursue at this time.
- The PC reviewed a letter submitted by Sharon Murray, Front Porch Community Planning and Design, regarding assisting with the update of the BLUDR. Amy forward the letter to the SB.

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

The next meeting of the PC will be held on Tuesday, March 24, 2009, 6 – 8 p.m. at the Town Office.

**Agenda Item #8 – Adjournment**

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

Amy Grover  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

These minutes were read and accepted by the Planning Commission on

March 24, 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