

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

**Planning Commission Meeting Minutes**

April 28, 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: Sharon Murray, re: Joiner Brook grant, Duncan Galbraith, resident, Larry Williams, Bolton Valley, Natalie Steen, LandWorks, David Raphael, LandWorks

Clerk: Amy Grover

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**Agenda**

1. Public Comment
2. Review of Park and Ride information
3. Review of draft language for information regarding Fluvial Erosion Hazard Area.
4. Review of potential amendments to the Bolton Land Use and Development Regulations
5. Minutes ~ March 24, 2009
6. Other communications/mail
7. Any other business
8. Adjournment

**Call to Order**

Linda Baker, Chair, called the meeting to order at 6:05 p.m.

**Agenda Item #1 ~ Public Comment**

Linda Baker opened the floor to public comment.

Duncan Galbraith stated he was interested in what was happening with the proposed park and ride, and he had heard that that maintenance of a park and ride facility could be a cost issue for the town. Mr. Galbraith added that he lived across the Bolton Valley Access Road from the small lot at the bottom of the road, and that his understanding was that lot was to have been plowed over the winter, and it had not been plowed. Mr. Galbraith stated that the lot is now nearly filled with abandoned vehicles, and at least two of the vehicles were not road legal, and adding that as the lot is in the Route 2 right of way, it is OK for vehicles to be parked there, but they must be road legal. Ms. Baker asked if Mr. Galbraith had notified the Select Board. Mr. Galbraith stated that he had not notified the Select Board currently, but had notified them in the past, and that he had notified the state, as the state owns the land and has jurisdiction, not the town. Mr. Galbraith added

that this was a chronic problem, the area was a dumping ground for vehicles and for people parking to ride bikes and was not used as a park and ride area. Mr. Galbraith stated that he had spent thousands of dollars to improve his property on Curtis Lane, and the chronic junk yard across the street was devaluing his property. Mr. Bralich noted that the town could create its own rules around an official park and ride facility. Ms. Baker noted that the Planning Commission would notify the Select Board of Mr. Galbraith's concerns.

**Agenda Item #2 ~ Review of Park and Ride information**

Ms. Grover noted that she had received an email from Timothy French at VTrans concerning site distance at the staging area parcel. Mr. French stated that: *"I revisited the site this week and did a more formal review of the access point and sight distance. The existing gated access point will be expectable for the proposed Park-and-Ride with some slight modifications. The sight distance to the north meets minimum sight distance requirements but the sight distance to the south does not meet agency standards for sight distance. The brush and a small portion of the existing bank will need to be removed to meet minimum sight distance to the south. I assume you will be working with Wayne on developing a set of engineered plans. Please submit those when you apply for the 1111 permit."*

Ms. Grover stated that she had contacted Wayne Davis at VTrans concerning the funding of the 2010 Municipal Park and Ride Grant Program. Mr. Davis stated that: *"It is my hopes that the program will once again be funded. There is still strong support for its funding with the legislature and VTrans. However we will not know for sure, until the final Capital Budget is signed. If it is, I will send out notification letters to all Municipalities the end of May, first of June with a deadline for submitting applications at the end of July. We are looking for a total program amount of 250,000.00. Most projects funded are for requests of 70,000.00 or less, but there is no cap on request amount."*

The group noted that without funding it would not make sense to continue the conversation with the Select Board about creating a park and ride facility, and that it made sense to wait for the outcome of the program funding first and follow up at that point as needed. Ms. Murray stated she could check the status of the funding.

**Agenda Item #3 ~ Review draft language for a Fluvial Erosion Hazard Zone.**

It was noted that the Geomorphic Assessment grant funding had included funding to draft/add bylaw language for FEH Zones or Areas, and Sharon Murray had provided draft language for a FEHA (Fluvial Erosion Hazard Area) Overlay District to the PC prior to the meeting for review.

Ms. Murray noted that during the last rain event she had noticed a sediment plume at the mouth of Joiner Brook, which extended for 1 mile downstream in the Winooski River. It was noted that were not similar sediment plumes in Gleason or Preston Brooks, which flow through undeveloped areas. The group discussed the sediment plume and noted that this was one of the reasons for the Phase 2 study and the drafting of a FEHZ/A.

Discussion included development in this district ~ development would go to the State River Management Program for review. Mr. Williams noted his concern of adding more regulations, further limiting Bolton Valley's development and recreation options, such as a boardwalk along Joiner Brook behind the Sports Center.

The draft FEHA Bylaw Amendments are as follows, with comments:

**Bolton Land Use & Development Regulations:  
Draft FEHA Bylaw Amendments [April 2009]**

**ARTICLE II. ZONING DISTRICTS**

**Section 2.1 Zoning Districts & Zoning Map**

(A) For the purposes of these regulations, the Town of Bolton is divided into the following zoning districts, in accordance with the Act [§4414(1)]:

Village District (V)

Resort Village District (RV)

Resort Residential District (RR)

Rural I District (RI)

Rural II District (RII)

Forest District (FOR)

Conservation District (CON)

Flood Hazard Overlay (FHO)

Fluvial Erosion Hazard Area Overlay (FEHAO)

(B) The location and boundaries of each zoning district are shown on the official Town of Bolton Zoning Map. Flood Hazard Overlay District boundaries are shown on the most current National Flood Insurance Maps for the Town of Bolton. Fluvial Erosion Hazard Area District boundaries are shown on the most current Fluvial Erosion Hazard Area (FEHA) maps, prepared for the town in accordance with state geomorphic assessment and mapping protocols. The official zoning map, flood hazard area maps, and fluvial erosion hazard area maps, located in the Bolton Town Office, are hereby adopted by reference and declared to be part of these regulations, and shall be the final authority as to the current zoning status of land and waters in the town.

(C) The official zoning map shall be identified by the signatures of the Selectboard, as attested to by the Bolton Town Clerk. Changes may be made to the zoning map only in accordance with the bylaw amendment process specified in Section 1.5 and the Act. A reduced copy of the official zoning map is included in these regulations.

**Section 2.2 Boundary Interpretations**

(A) Where uncertainty exists as to the location of district boundaries shown on the zoning map, the following rules shall apply.

(1) Boundaries indicated as following roads, transportation or utility rights-of-way shall be interpreted as following the centerlines of such features.

(2) Boundaries indicated as following lot lines shall be interpreted as following delineated property boundaries.

(3) Boundaries indicated as following rivers or streams shall be interpreted as following the channel centerlines of such features, and shall move with the river or stream channel.

(4) Boundaries indicated as following shorelines shall be interpreted as following the mean high water level, and shall move with the shoreline.

(5) Boundaries indicated as following contour lines shall be interpreted as following a constant, specified elevation as measured from mean sea level or other accepted reference datum.

(6) Boundaries indicated as following a compass heading shall be interpreted as following such headings.

(7) Boundaries indicated as parallel or perpendicular to, or extensions of, the above features shall be interpreted as such on the ground.

(8) Distances not specifically indicated on the map shall be determined from the scale on the official zoning map.

(B) The abandonment or relocation of a right-of-way, or the change in a line or feature that references a district boundary line, after the effective date of these regulations, shall not affect the location of the district boundary, except as specified for streams, rivers and shorelines.

(C) In the Flood Hazard Area Overlay District, where available (i.e., in Zones A1-A30, AE and AH) base flood elevations and floodway limits provided by the National Flood Insurance Program (NFIP) in the Flood Insurance Study and accompanying maps shall be used to administer and enforce flood hazard area overlay district provisions of these regulations. In areas where base flood elevations and floodway

limits have not been provided by the NFIP (i.e., Zone A) base flood elevations and floodway information available from state or federal agencies, or other accepted sources shall be obtained and reasonably used to administer and enforce flood hazard area overlay provisions.

(D) When the Zoning Administrator cannot definitely determine the location of a district boundary, the Planning Commission and/or appropriate state or federal officials may be consulted prior to issuing a determination. A determination by the Zoning Administrator regarding the location of a district boundary may be appealed to the Development Review Board under Section 9.5.

(E) Where there is a dispute as to where a district boundary lies, the Development Review Board may require that the property owner verify the location through a survey by a licensed surveyor.

(F) Where a zoning district divides a lot in single ownership as of the effective date of these regulations, or as subsequently amended, the Development Review Board may allow, subject to conditional use review under Section 5.4, the extension of district standards, except for road frontage requirements, up to a distance of 100 feet into either portion of the lot. Frontage requirements for the district in which the road frontage is located shall apply.

(G) Where a lot is divided by a town boundary, the standards of these regulations shall be applied to that portion of the lot located in the Town of Bolton in the same manner as if the entire lot were located in the town.

### Section 2.3 Application of District Standards

(A) The following Tables 2.1-2.9 set forth the stated purpose, allowed uses and specific standards for each zoning district.

(B) All uses and structures, unless specifically exempted from these regulations under Section 9.2, must comply with applicable standards for the district(s) in which they are located, as found in Tables 2.1-2.9. The standards for each district shall apply uniformly to each class of use or structure, unless otherwise specified in these regulations. Nonconforming uses and structures must meet the requirements of Section 3.8.

(C) Overlay district standards shall be applied concurrently with the standards for the underlying zoning district(s). Where the overlay district imposes more restrictive standards on the use of land or structures, the standards of the overlay district shall apply.

(D) Uses for each district are classified as .permitted uses. to be reviewed by the Zoning Administrator prior to the issuance of a zoning permit under Section 9.3; or .conditional uses. to be reviewed and approved by the Development Review Board in accordance with Section 5.4 prior to the issuance of a zoning permit. Both permitted and conditional uses must meet applicable zoning district requirements, and also general standards under Article III. Site plan review under Section 5.3 also may be required for specified permitted uses.

#### TABLE 2.9 FLUVIAL EROSION HAZARD AREA OVERLAY DISTRICT

(A) **Purpose.** The purposes of the Fluvial Erosion Hazard Area Overlay District are to: (1) implement the Bolton Town Plan and pre-disaster mitigation plans as most recently adopted, including specific policies to protect water quality and minimize flood and erosion hazards; to (2) protect mapped fluvial erosion hazard areas that are highly sensitive to erosion due to naturally occurring stream channel migration and adjustment; to (3) limit new development within mapped fluvial erosion hazard areas to protect public safety and to minimize property losses and damage and extraordinary public expenditures resulting fluvial erosion; and (4) to allow rivers and streams to re-establish and maintain their natural equilibrium, and thereby avoid the need for costly and environmentally degrading stream channelization and bank stabilization measures.

#### (B) Permitted Uses:

1. Agriculture, excluding farm structures or manure, pesticide and fertilizer storage, in accordance with state Accepted Agricultural Practices [see Section 9.2]
2. Home Child Care\* [see Section 4.8]
3. Forestry, excluding permanent structures [see Section 9.2]
4. Group Home\* [see Section 4.12]
5. Home Occupation\* [see Section 4.13]
6. Outdoor Recreation, excluding structures

#### \* within an existing single family dwelling. (C) Conditional Uses:

1. Additions or improvements to an existing structure that, after the effective date of these regulations (*date*), do not cumulatively or in total increase the structural footprint by more than 500 square feet.
2. Minor accessory structures to an existing principal structure that, in total, have a combined footprint area of no more than 500 square feet.
3. Improvements to existing trails, driveways, roads, bridges and culverts.
4. At grade parking for existing structures and uses.
5. Improvements to existing flood and stormwater management facilities as authorized by the state.
6. Infrastructure and utility improvements necessary to serve existing structures and uses.
7. Public facilities that are functionally dependent on their proximity to water

**Comment [TG1]:** Conditional uses are less restrictive than current regulations.

**Comment [TG2]:** Add new recreation paths/trails, amend current regulations to make exceptions to conditional use, add recreation paths/trails.

**Comment [TG3]:** Allow that close to brook? Review.

**Comment [TG4]:** Mr. Williams noted stormwater not a public facility; drop "public."

8. Grading and excavation.

9. Fill, only as needed to elevate existing structures within the Flood Hazard Area Overlay District above the base flood elevation.

10. Stream crossings and channel management activities authorized by the state

**(D) Dimensional Standards** (unless otherwise specified for a particular use):

(1) As required for the underlying zoning district; however:

(a) No new accessory structure or addition to an existing principal structure in this district shall further reduce the minimum setback distance from the stream established by existing structures on the lot, as measured horizontally from the top of the bank (or slope) to the nearest point of the structure nearest to the stream; and

(b) Accessory structures in this district shall be located no more than 50 feet from the principal structure.

**Comment [TG5]:** Delete "authorized by the state."

**TABLE 2.9 FLUVIAL EROSION HAZARD AREA OVERLAY DISTRICT, 1 CONTINUED**

**(E) Supplemental District Standards**

(1) **Applicability.** District standards shall apply to all mapped Fluvial Erosion Hazard Areas (FEHAs) in the Town of Bolton, as accepted by the Vermont Agency of Natural Resources River Management Program and on file at the town office. These include, but may not be limited to:

**Joiner Brook** – 100-foot FEHA setback, established in accordance with the *Joiner Brook River Corridor Plan*, dated February 21, 2009, and depicted on the associated map series scaled at 1"=200 feet.

(a) If uncertainty exists with regard to the boundary of a mapped FEHA, the Zoning Administrator shall determine the location in consultation with the River Management Program, pursuant to Section 2.2(D). A letter of boundary determination from the River Management Program shall constitute proof of a boundary location, and whether a proposed development is or is not located within the mapped FEHA Overlay District.

(b) Where the standards of this overlay district differ from those of the underlying district, or from other applicable sections of these regulations – including flood hazard area regulations under Section 5.5 and stream setback and buffer requirements under Section 3.17 – the more restrictive shall apply.

**Comment [TG6]:** Under discussion. To localize impact in FEHZ/A ~ extend distance/delete.

**(2) Application Requirements.**

(a) **Application Materials.** In addition to application requirements under Section 9.3 and Tables 5.1 and Table 6.2, applications for development within the FEHA Overlay District shall also (i) identify FEHA Overlay District boundaries on the site or subdivision plan, drawn to scale, as measured horizontally from the top of the stream bank or, if no stream bank is apparent, the centerline of the stream channel, as well as the location of all existing and proposed structures, roads, driveways, infrastructure, utilities, rights-of-way and other site improvements in relation to district boundaries; (ii) identification on the site or subdivision plan of the horizontal distances from the streambank or channel centerline to the nearest structure and road; and (iii) written justification of need to develop within, rather than outside of, the FEHA Overlay District.

(b) **Referral Requirements.** In addition to other applicable referral requirements under Section 5.5, the Zoning Administrator shall refer all complete applications for development in this district to the River Management Program for review. No municipal permits or approvals shall be issued until comments have been received from the state, or 30 days have elapsed from the date of referral, whichever is sooner. State recommendations shall be incorporated as applicable in municipal findings and decisions.

**Comment [TG7]:** Discuss and review.

(3) **Prohibited Uses & Activities.** The following activities are specifically prohibited within this district: all new development, including new structures, buildings, dwellings, septic systems, roads, utilities and other infrastructure, except as allowed under Subsections (B) and (C) above; salvage yards and the storage of chemicals, fertilizers, pesticides, explosives, and flammable, toxic, hazardous and floatable materials; and fill, except as specified under (C) to elevate existing structures within the Flood Hazard Overlay District above the base flood elevation.

(4) **FEHA Development Review Standards.** In addition to other requirements of these regulations, all development within this district shall meet the following standards as applicable to the proposed use or activity:

(a) No development under Subsection (C) shall be allowed within this district if it can be located outside of the district on the parcel to be developed, or on an adjoining parcel in common ownership.

(b) No development shall be allowed within required surface water and wetland setback and buffer areas under Section 3.17, except as specified under that section.

**TABLE 2.9 FLUVIAL EROSION HAZARD AREA OVERLAY DISTRICT, 1 CONTINUED**

(c) No reduction in existing structural encroachments shall be allowed within this district, in accordance with Subsection (D)(1) above.

(d) Fill is allowed within this district only as provided under (C) above to elevate existing structures within the Flood Hazard Overlay District above the base flood elevation, or as incidental to other allowed uses and activities under Subsection (C).

(e) New stream crossings by driveways, transportation or utility corridors shall be allowed only if it is determined by the Development Review Board that there are no other viable routes, access

points or crossing locations outside of the FEHA, and the crossing is necessary for routing, public or emergency vehicle access. Stream crossings shall be designed by a professional engineer, in accordance with state guidelines, to minimize flood and fluvial erosion hazards both up- and downstream from the proposed crossing.

(f) Bridges and culverts in this district shall be sited, sized and designed in accordance with state capacity guidelines to also minimize fluvial erosion hazards, and shall be regularly inspected and maintained. Regular monitoring reports to the town may be required as a condition of approval.

(g) All utility lines in this district shall be buried.

(h) Recreational vehicles may be stored in this district only if they are fully licensed and ready for highway use.

(i) The Development Review Board, in consultation with the River Management Program, must also find that conditional uses within this district shall not:

(i) Have an undue adverse effect on community services and facilities, including roads, bridges, culverts and emergency services, during and after fluvial erosion events.

(ii) Increase the susceptibility of property or other properties to fluvial erosion damage.

(iii) Increase the potential for materials to swept into the stream channel or onto other land and cause damage.

### ARTICLE III. GENERAL REGULATIONS

#### Section 3.17 Surface Waters & Wetlands

(A) The purpose of this section is to protect and enhance water quality, riparian habitat, fisheries and wetland functions in conformance with specific policies and recommendations of the Bolton Town Plan as most recently amended. No alteration of the natural course of any stream or brook shall be allowed except to prevent or rectify a natural catastrophe from flooding or fluvial erosion, to protect public health, safety, and welfare, or to cross a stream or brook for the purpose of access.

(1) Where the standards of this district differ from other applicable standards under Flood Hazard or Fluvial Erosion Hazard Overlay Districts, the more restrictive shall apply.

(B) To prevent surface runoff and soil erosion, and to protect water quality and riparian habitat, all structures and impervious surfaces, except for allowed encroachments under Subsection (D) below, shall be set back at least:

(1) 150 feet from the Winooski River, as measured from the top of the bank;

(2) 100 feet from Joiner Brook, Duck Brook, Goose Pond Brook, Gleason Brook, Honey Hollow Stream, Preston Brook, Mill Brook, Pinneo Brook, and the South Branch of Mill Brook (paralleling Stage Road), as measured from the top of the bank, or top of slope, of the main stream channel; and

(3) 200 feet from Goose Pond, Preston Pond and Upper Preston Pond, as measured from the annual mean high water mark.

(C) In addition, all structures and other impervious surfaces shall be set back at least 50 feet from:

(1) all other naturally occurring permanent and intermittent streams and rivers (as measured from the top of the bank or top of slope, or channel centerline where no bank is discernable), as identified on USGS topographic maps, Vermont Base Mapping Program orthophotos, zoning maps or through field investigation;

(2) the shorelines of all other naturally occurring lakes and ponds with a surface area greater than one (1) acre, as measured from the mean water line, and

(3) wetlands identified on Vermont Significant Wetland Inventory (VSWI) maps or through field investigation, as measured from a wetland boundary delineated in accordance with current state guidelines for wetlands delineation based on the presences of hydric soils, hydrophytic vegetation, and site hydrology.

(D) New on-site septic systems shall be sited to meet applicable Vermont state standards for such systems, including required isolation distances from all surface waters and wetlands specified under Subsections (B) and (C).

(E) The required setback distance for wetland areas shall be increased to 100 feet for state-designated Class I wetlands, and may also be reduced by the Development Review Board in accordance with a conditional use determination (CUD) issued by the state under the Vermont Wetland Rules. In the event that a CUD has been issued, the setback requirements specified in the determination shall apply.

(F) At minimum, one-half of the required setback distance, as measured from the surface water or wetland, shall be maintained as a naturally vegetated buffer. No development or site improvements, including excavation, fill, or grading, shall occur within the buffer area, and vegetation shall be left in an undisturbed state, with the exception of limited clearing and site development associated with the following allowed encroachments:

(1) road, rail, driveway and utility crossings,

(2) bank stabilization or restoration projects, designed and constructed in accordance with applicable state and federal regulations,

(3) unpaved pedestrian and recreation paths up to five (5) feet in width which are not intended for use by

**Comment [TG8]:** This could impact the town, i.e. culvert at "S curve" identified in study as not properly sized, based on state modeling.

**Comment [TG9]:** Under consideration.

**Comment [TG10]:** Qualitative vs. quantitative, DRB could not solely review, would have to have state review. Funding at state level? Budget cuts, lack of staffing a consideration.

motorized vehicles.

(4) landscaping to maintain physical and visual access to the water (including pruning and selective cutting),

(5) pond or river access improvements (e.g., piers, docks, and boat ramps), and

(6) public facilities and infrastructure that are functionally dependent on their proximity to water.

Allowed encroachments shall be sited and designed to minimize surface runoff, channeling, and soil erosion.

(G) For development subject to subdivision, site plan, or conditional use review, the Development Review Board may require increased setback distances, limited or shared access to surface waters and wetlands, and/or a buffer area management plan to limit soil and bank erosion or to protect water quality or riparian habitat, if it is determined that such mitigation measures are needed based on site, slope and soil conditions and the nature of the proposed use.

(H) The expansion or enlargement within required setback areas of any structure or portion thereof lawfully in existence prior to the effective date of these regulations shall be subject to review as a nonconforming structure under Section 3.8.

#### **ARTICLE X. DEFINITIONS**

**Buffer:** Any space between adjoining land uses or between a land use and a natural feature which is intended and designed to reduce the impact of one use on the other use or feature. Buffers may include open space, woodland, landscaped areas, undisturbed vegetated areas, or other types of physical, visual or sound barriers.

**Fill:** Any placed material that changes the natural grade, increases elevation, or diminishes the flood storage capacity of the site.

**Fluvial Erosion Hazard Area (FEHA):** The area including and adjacent to stream or river channels that is subject to fluvial erosion hazards from stream channel migration and adjustment, including gradual stream bank erosion or catastrophic bank failure, as delineated on current Fluvial Erosion Hazard Area Maps for the municipality and documented in related studies.

**Setback:** The horizontal distance from a road, lot line, boundary or other delineated feature (e.g., a stream bank or channel centerline, shoreline, or wetland boundary), to the nearest part of a building, structure on the premises. In the case of a public highway, the distance shall be measured from the nearest limit of the highway right-of-way (street line) or 25 feet from the centerline of the highway, whichever is greater. In the case of a private road, other than a driveway, the distance shall be measured from the edge of the road right-of-way.

**Site Improvement:** Any preparation or change to unapproved or previously improved property associated with development, including any use, of a property. Site improvements include but are not limited to dredging, grading, filling, paving, excavation, drilling or the installation of supporting infrastructure and utilities, and are encompassed under the definition of Development. See also Development.

**Stream:** Any surface water course in the Town of Bolton as depicted on U.S. Geological Survey topographic maps, Vermont Base Map orthophotos, official zoning maps or as identified through site investigation; excluding artificially created irrigation and drainage channels. See also Stream Channel, Stream Bank.

**Stream Channel:** The area that contains continuous or periodic (intermittent) flowing water that is confined by banks and a streambed. This may include but not be limited to bedrock channels, gravel beds, sand and silt beds, and swales. A stream bank may define the usual boundaries, but not the flood boundaries, of a stream channel. Artificially created water courses such as agricultural irrigation and drainage ditches are specifically excluded from this definition. For purposes of these regulations the **Channel (Bankfull) Width** is the width of the stream channel when flowing at a bankfull discharge – the stage in which water first overtops natural stream banks. This flow occurs, on average, one every one to two years. See also Stream, Stream Bank.

**Stream Bank:** Physiographic feature that contains a stream within a stream channel under normal flow conditions. Stream banks are distinct from the streambed, which is normally wetted and provides a substrate that supports aquatic organisms. For purposes of measuring stream setback and buffer distances under these regulations, measurements shall be taken horizontally from (1) the **“Top of Bank,”** defined as the vertical point along a stream bank where an abrupt change in slope is evident, and where the stream is generally able to overflow the banks and enter the adjacent floodplain only during flows at or exceeding the average annual high water stage; or (2) the **“Top of Slope,”** defined as a break in the slope adjacent to steep-banked streams that have little or no floodplain; or (3) where no stream bank is discernable, measurements shall be taken from the channel centerline. See also Stream, Stream Channel.

**Agenda Item #5 ~ Review (continued) of possible amendments to the Bolton Land Use and Development Regulations**

Tabled until the next meeting due to time constraints.

**Agenda Item #5 – Minutes March 24, 2009 Meeting**

Steve Barner made a motion to accept the minutes of March 24, 2009. Erin Perkins seconded the motion. All were in favor, motion carried.

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

It was noted the PC reviewed draft zoning regulations from the Town of Jericho. Mr. Barner will review.

Ms. Perkins noted that her phone number was incorrect on the Town of Bolton Directory, it is 343-\_\_\_\_\_, not 434-\_\_\_\_\_. Ms. Grover will notify the town office.

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

The group met with Natalie Steen and David Raphael from LandWorks to gain an understanding of LandWorks experience and to discuss the possibility of working together to amend the BLUDR. LandWorks noted that:

- Their business grew out of landscape architecture – now integrated landscaping, planning and design, with strengths in community planning, land use, and best practice.
- They have worked with several towns dealing with the issue of steep slopes and development, with sensitivity to the visual quality and underlying environmental quality.
- Their experience in dealing with steep slopes was that it could not be a no growth process. The rights of all involved; community and landowners alike, needed to be respected, accepted and accommodated, and the planning process needed to have a good sense of balance.
- They are experienced in low impact development, with an end product that promotes sustainable development.

The group discussed an overlay district for the resort area and noted that could address the unique qualities of the area while allowing the resort more flexibility and the town jurisdiction.

Mr. Williams stated that in his experience was there was not much collaboration between the town, the DRB and Bolton Valley, and added that he understood the town's fear of the unknown. Mr. Williams questioned the most efficient way to collaborate; coming to the town with a master plan or devising a master plan together with the town. Mr. Williams stated that Bolton Valley was continuing to work on the master plan, and had just completed a natural resource assessment of 1500 acres.

Mr. Raphael stated that LandWorks had facilitated the conversation between the town of Stowe and the resort, and the town of Burke and the Gin Company when both were planning for development.

Ms. Murray noted that a meeting between the Conservation Committee, the Planning Commission and the Select Board should be scheduled to address the recommendations presented by Bear Creek Environmental/Mary Nealon in the Joiner Brook Phase 2 assessment report.

The next meeting of the PC will be held on Tuesday, May 12, 2009, 6 – 8 p.m. at the Town Office.

**Agenda Item #8 – Adjournment**

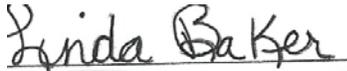
The meeting was adjourned at 9:20 p.m.

Amy Grover  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

These minutes were read and accepted by the Planning Commission on

May 12, 2009.



Linda Baker, Chair