



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

Planning Commission Meeting Minutes

August 11, 2009
6 – 8 p.m.
Bolton Town Office

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

Planning Commission members absent: None

Clerk: Amy Grover

Also Present: Sharon Murray, Front Porch Community Planning & Design

Agenda

1. Public Comment
2. Review of Park and Ride information
3. Review of potential amendments to the Bolton Land Use and Development Regulations
4. Minutes ~ July 14, 2009
5. Other communications/mail
6. Any other business
7. 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. There was none.

Agenda Item #2 ~ Review of Park and Ride information

It was noted that a Select Board member had called for a re-vote on applying for a park and ride grant at the Select Board meeting on July 20, 2009. That vote was 3-2 against pursuing a grant.

Ms. Grover notified Wayne Davis @ VTrans that Bolton would not be applying for a 2010 park and ride grant or pursuing the creation of a park and ride facility at this time.

Agenda Item #3 ~ Review of potential amendments to the Bolton Land Use and Development Regulations

The group reviewed options regarding the priority project to expand allowed winter and summer uses at Bolton Valley Resort. Points of discussion included:

- An overlay district vs. creation of a new specific use standard for an Alpine and Nordic Ski Facility and/or an updated definition of an alpine ski area. Noted with respect to overlay; concern regarding creation of additional regulations, but with the advantage of specific boundaries and uses.
- Regulations to reflect the reality of ski areas today and the need for year around viability.
- To address the definition of outdoor recreation more thoroughly; passive vs. active, motorized vs. non-motorized, allowed vs. prohibited.
- To identify/review the definition of outdoor recreation more thoroughly in all districts.
- Concern regarding the impact of an activity vs. the activity itself.
- To address impact through site plan review, use standards, and monitoring of maintenance by the applicant, with records to be available for review.
- To address ATV and snowmobile use, monitor forthcoming state decision regarding ATV access to state lands.
- Language for a master planning provision specific to a PUD.

Ms. Grover noted that she had been in contact with Mr. Williams via email and hoped that he would forward any changes or additions to the resort use/development list he generated at the November 2008, PC meeting by the September 2009 meeting date.

Agenda Item #4 – Minutes July 14, 2009 Meeting

Steve Barner made a motion to accept the minutes of July 14, 2009. Rodney Pingree seconded the motion. All were in favor, motion carried.

Agenda Item #5 - Other communications/mail

- Notification from VLCT of a workshop on “Managing Stormwater Through Low Impact Development,” 9/17/09.
- Notification from VLCT of the 2009 Town Fair on 10/1/09 to be held at the Barre Municipal Civic Center.
- Notification from the town of Jericho of substantial changes to the Proposed Jericho Land Use and Development Regulations, and public hearing on 8/6/09.

Agenda Item #6 ~ Any other business

It was noted that a process for the review of the Preliminary Digital Flood Insurance Rate Maps (DFIRMs) and Bolton’s Flood Hazard Area Regulations (in order for the town to continue participation in the National Flood Insurance Program) needed to be addressed:

- Preliminary Digital Flood Insurance Rate Maps (DFIRMs) had been sent in July. Bolton copies had not been located.
- Ms. Grover will contact VT DEC/the town office to follow up on maps and to notify VT DEC of the Planning Commission’s process intent.
- The Planning Commission will hold a public meeting from 6 – 6:30 p.m. on Monday, September 14, 2009 for public review/comment on the maps.
- Affected property owners will be notified by letter of the meeting.

- Bolton's Flood Hazard Area Regulations will require review and possible amendment to meet state and federal standards.
- Ms. Murray will be assisting with review and amendment as needed.
- A final draft can be sent to VT DEC for review.
- The Select Board will be responsible for hearings and adoption by March 2010, and of certification to VT DEC of legal adoption.

The next meeting of the PC will be held on Monday, September 14, 2009, 6 – 8 p.m. at the Town Office. Note: 6:05 – 6:30 p.m. will be for public comment on the DFIRMs.

Agenda Item #7 – Adjournment

The meeting was adjourned at 8:00 p.m.

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on

September 14, 2009

Linda Baker

Linda Baker, Chair