



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

Planning Commission Meeting Minutes

September 14, 2009
6 – 8 p.m.
Bolton Town Office

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

Planning Commission members absent: Jim Bralich, Erin Perkins

Clerk: Amy Grover

Also Present: Sharon Murray, Front Porch Community Planning & Design, Leslie Pelch, Bolton CCRPC Representative, Lisa Fuller, Michael Thompson

Agenda

1. Public Comment
2. Review ~ Preliminary Digital Flood Insurance Rate Maps (Preliminary DFIRMs) and Flood Hazard Area Bylaws
3. Review of potential amendments to the Bolton Land Use and Development Regulations (as time allows)
4. Minutes ~ August 11, 2009
5. Other communications/mail
6. Any other business
7. Adjournment

Call to Order

Linda Baker, Chair, called the meeting to order at 6:00 p.m.

Agenda Item #1 ~ Public Comment

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

Agenda Item #2 ~ Review ~ Preliminary Digital Flood Insurance Rate Maps (Preliminary DFIRMs) and Flood Hazard Area Bylaws

It was noted for the record that Lisa Fuller and Michael Thompson were in attendance to review the DFIRMs.

The group reviewed the DFIRMs, current flood maps, current tax maps, current flood insurance map, and maps generated by CCRPC which included a tax map parcel overlay

on the DFIRM (it was noted that the large scale made it difficult to discern impacts of the DFIRMs on parcels). Discussion included:

- Impacts to flood insurance.
- The difficulty for landowners to obtain definitive elevation numbers on their parcels.
- Difficulty in pinpointing lots on the DFIRMs.
- Grandfathering provisions.
- Impacts on new construction.
- Procedures for data collection, especially with respect to elevation contours.
- Changes to the DFIRMs.
- 100 year vs. 500 year flood elevations changes.
- Suggestions for map corrections; additional road names, additional stream names, identification of landmarks, and the need for “official” review. Ms. Murray noted that she would try to review the DFIRMs with ZA Malboeuf in October.

Discussion regarding mapping issues included/noted that:

- The parcel overlay on the DFIRM that CCRPC generated used 1993 parcel data.
- Updated parcel data is not easily integrated with GIS data due to the program being used by the current tax map vendor.
- Additional costs are associated with requesting additional maps from the current tax map vendor, which would not be the case if a GIS based program were being used.
- The initial cost of making a tax map program change would result in lower long term costs and much greater mapping ability/flexibility.
- The resulting ability to look closely at individual parcel data using a program with GIS capability.
- Involve the Select Board, DRB, CC, and Listers in a discussion regarding mapping needs and issues.

Discussion regarding required changes to the Flood Hazard Regulations included/noted that:

- The state has four models available, but these models are not especially helpful to towns with unified regulations, like Bolton, as they are models for separate Flood Hazard Regulations.
- The state is suggesting that regulations become more stringent than the basic requirements such as: community facilities must be outside of the 500 year floodplain, flood proofing entire structures if the value of the property has increased more than 50% over three years.
- The PC does not want to update regulations with more stringent requirements; meet the minimum requirements.
- Sharon Murray will assist the PC with draft language.
- Changes to the Bolton Flood Hazard Regulations should be submitted to the state for review by 11/9/2009.
- A draft should be completed by 12/9/2009
- Local adoption by 3/2010.

- FEMA review after local adoption.

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

Tabled until the October 2009 meeting due to time constraints.

Agenda Item #4 – Minutes August 11, 2009 Meeting

Steve Barner made a motion to accept the minutes of August 11, 2009. Rodney Pingree seconded the motion. All were in favor, motion carried.

Agenda Item #5 - Other communications/mail

The group reviewed:

- A letter from the Town of Bolton to the Station Commander of the Williston State Police Barracks regarding their lack of response to summer traffic control and parking issues along the Bolton Valley Access Road near the “potholes.”
- Notification from VLCT of their 2009 – 2010 Calendar of Training and Events.
- Notification from VLCT of a “Managing Stormwater Through Low Impact Development (LID) Techniques” workshop in September.
- Notification of “Button Up” home energy conservation workshops.
- Notification from the town of Jericho of a proposed amendment to the Jericho Land Use and Development Regulations, adopted 8/6/2009. The proposed amendment is the result of two petitions regarding Fuel Sales in the Village Center District. A public hearing is scheduled for 9/29/2009.
- Notification from the District Environmental Commission #4 (ACT 250) of approval for the Kokell 6 lot subdivision on the Bolton Valley Access Road.

Agenda Item #6 ~ Any other business

Leslie Pelch reviewed CCRPC’s FY2009 Annual Report with the group and noted that focus in the year ahead included:

- The 2011 Regional Plan update process.
- Energy committee support at the local level, and an energy conference to be held 12/2009 at Lake Morey.
- Improvement to the online GIS system.
- Emergency management related tasks including emergency operation plans and updating of Floodplain Bylaws.

The next meeting of the PC will be held on Monday, October 5, 2009, 6 – 8 p.m. at the Town Office.

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:

October 5, 2009

Linda Baker

Linda Baker, Chair