



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

Planning Commission Meeting Minutes

February 11, 2009
6:00 – 8 p.m.
Bolton Town Office

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

Planning Commission members absent: None

Clerk: Amy Grover

Agenda

1. Public Comment
2. Review of potential amendments to the Bolton Land Use and Development Regulations
3. Minutes ~ January 21, 2010
4. Other communications/mail
5. Any other business
6. 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 of potential amendments to the Bolton Land Use and Development Regulations

The group reviewed the list of potential changes/updates to the BLUDRs, which had been tabled due to the needed FHA amendments. It was noted that and discussion included:

- 33 areas of amendment were under consideration – the PC had made decisions regarding 30 of those possible amendments.
- Still under consideration/discussion:
 1. Creation of a new specific use standard under Article IV, Alpine Ski Facilities, to expand allowed summer and winter use subject to DRB approval at Bolton Valley Resort, or creation of a Recreational Overlay District. Discussion included identification of permitted and conditional uses.
 2. Reinstitution of an AG Overlay District.

3. A waiver to allow for driveway access across steep slopes.

Amy will contact Samantha Tilton @ CCRPC to check on her availability in April to assist in drafting language for amendments.

Agenda Item #3 – Minutes January 21, 2010 Meeting

Steve Barner made a motion to accept the minutes of January 21, 2010. Jim Bralich seconded the motion. All were in favor, motion carried.

Agenda Item #4- Other communications/mail

- Open PC seat: Damon Brink confirmed that he was no longer interested in the seat due to his travel schedule.
- Notification from VLCT regarding training opportunities on data resources.
- Notification from CCRPC regarding the third annual Chittenden County Planning Conference to be held on Friday, 3/5/10 at the Davis Center.
- Notification from the town of Duxbury of proposed amendments to their zoning regulations generated in response to a petition to include height limitation for chimneys and regulations for wind turbines.

Agenda Item #5 ~ Any other business

- One open seat remains on the PC. A vacancy notice will continue to be posted on the town website and in the Bolton Gazette until the seat is filled.
- Confirm and support a process for documenting if the existence of steep slopes and/or wetland areas are an issue for development, and are considered prior to the issuance of a zoning permit (may require a site visit by the ZA). Properties and development in question. Reinstigate the policy that on an application for a zoning permit, notification by the applicant of the existence of steep slopes and/or wetlands anywhere on the applicant's parcel is required information. Have information from the BLUDRs regarding development on steep slopes/wetlands given to applicants in conjunction with a zoning permit application.
- The next meeting of the PC will be held Thursday, April 1, 2010, 6:00 – 8 p.m. at the Town Office.

Agenda Item #6 – 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:

April 1, 2010



Linda Baker, Chair