



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

Planning Commission Meeting Minutes

April 1, 2010
6:00 – 8:00 p.m.
Bolton Town Office

Planning Commission members present: Linda Baker, Chair, Jim Bralich, Steve Barner (6:20 p.m.), Rodney Pingree

Planning Commission members absent: None

Also Present: Samantha Tilton; CCRPC, Sharon Murray; DRB

Clerk: Amy Grover

Agenda

1. Public Comment
2. Review of potential amendments to the Bolton Land Use and Development Regulations
3. Minutes ~ February 11, 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:

- 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.

2. Reinstitution of an AG Overlay District.
3. A waiver to allow for driveway access across steep slopes.

The group reviewed the February 2010 letter from Tom Walsh, 4 x 4 Center attorney, to Joe McLean, town attorney, at the Select Board's direction. The letter requested that the Select Board expand Section 9.2(A) (4) of the BLUDRs to exempt additional recreational activities to promote year round use of Bolton Valley Resort.

The discussion focused on addressing the 4 x 4 Center's request and included:

- Statutory definitions of structure, infrastructure and development.
- Additional language to clarify exemptions in 9.2 (A) (4), and to clarify steep slopes.
- The type of use the 4 x 4 Center could be categorized as; educational vs. recreational use.
- Separate uses for motorized/active vs. non-motorized/passive recreation.
- Addressing Nordic and Alpine ski areas.
- The difficulty in proceeding without a clear master plan from Bolton Valley, or a clear master plan from the 4 x 4 Center.
- The options that having a master plan on file would allow for; one submission to the DRB as a PUD which would allow for uses within those parameters.
- That submission of, at the minimum, a trail system/trail network master plan or "recreation master plan" and all accompanying possible uses from Bolton Valley and the 4 x 4 Center would be extremely helpful in the process of considering amendments.
- The option of creating a Recreational Overlay District (ROD) tied to a trail system/network or recreation master plan.
- Difficulties in identifying boundaries of a ROD, along with potential additional issues such as ridgelines, and Bicknell thrush habitat.
- The impacts of additional development on the Joiner Brook watershed, and the insight that additional data beyond the current base line levels might provide.
- The fact that any additional data that Bolton Valley might be able provide with respect to the Joiner Brook watershed would be very helpful in not only helping to address impacts on the watershed, but to also ensure that everyone involved in the process was working from the same information.

Samantha will start compiling information and drafting language to address expanding recreational activities at Bolton Valley.

Agenda Item #3 – Minutes February 11, 2010 Meeting

Rodney Pingree made a motion to accept the minutes of February 11, 2010. Steve Barner seconded the motion. All were in favor, motion carried.

Agenda Item #4- Other communications/mail

- Notification from Bolton ZA Miron Malboeuf of updates made to the zoning permit application to address applicant disclosure regarding; steep slopes, surface waters and wetlands, and flood hazard areas. It was noted that the application

- could use further editing. It was suggested that disclosures for Source Protection Areas be added, and that disclosures of “FHO” (Flood Hazard Overlay District) and “SFHAs” (Special Flood Hazard Areas) be combined.
- Notification from FEMA regarding the DFIRMs and FIS report. FEMA stated that receiving new engineering analysis for one community in Chittenden County and refining the “approximate ZONE A areas to match the state provided 2-ft contour data” had resulted in a delay to the “Letter of Final Determination”, which will now be scheduled between December 2010 and January 2011, thus making the maps (DFIRMs) effective June-July 2011.
 - Notification from the state regarding FY10 Municipal Planning Grants. It was noted that the application deadline was imminent (April 30) and that the current PC focus on BLUDR amendments did not mesh with the state’s types of priority projects for this FY. Also noted was the likely possibility of the cessation of this grant funding given the current state budget climate.
 - Notification from the VT Center for Ecostudies of a vernal pool mapping project underway and the request for volunteers.
 - Notification from the town of Jericho of proposed amendments to their town plan and zoning regulations (adopted 8/2009) to clarify zoning district boundaries and boundaries on the future land use map.
 - Notification from the town of Underhill of proposed amendments to their town plan (adopted 12/2009) to update Road and Facilities maps, and to add Education and Child Care sections.

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.
- It was noted that the FHA amendments were on the Select Board meeting agenda for April 5, 2010, and that Ned Swanberg from the state would be presenting. Linda and Rodney will plan to attend the meeting for the PC.
- At Samantha Tilton’s request, the group reviewed proposed planning area maps for the Regional Plan provided by CCRPC. Discussion and input noted that/the need to:
 - Planning areas are very broad.
 - Further define “rural areas;” show what is included in that category.
 - Reflect or differentiate conservation areas from rural areas.
 - Engage other “ring towns” (outer ring in Chittenden County) in a conversation as to how to best address/reflect rural areas.
 - Reflect Bolton Valley Resort as a resort, “enterprise,” or recreational area, not as residential.
 - Samantha will send accompanying text regarding the terms; enterprise, rural, and recreational to Amy to forward on to the PC for review.
- The next meeting of the PC will be held on Thursday, May 6, 2010, 6:00 – 8:00 p.m. at the Town Office.

Agenda Item #6 – Adjournment

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

Planning Commission Meeting Minutes
April 1, 2010

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on:
May 6, 2010

A handwritten signature in black ink that reads "Linda Baker". The signature is written in a cursive style with a horizontal line underneath it.

Linda Baker, Chair