



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

Planning Commission Meeting Minutes

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

Planning Commission members present: Linda Baker, Chair, Jim Bralich, Steve Barner (6:15 p.m.), Rodney Pingree

Planning Commission members absent: None

Also Present: Larry Williams, Bolton Valley

Clerk: Amy Grover

Agenda

1. Public Comment
2. FHA Amendment Update
3. PC Seat Vacancy Update
4. Review of potential amendments to the Bolton Land Use and Development Regulations
5. Minutes ~ April 1, 2010
6. Other communications/mail
7. Any other business
8. 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 ~ FHA Amendment Update

The Select Board has tabled any further action on the FHA amendments until they have a fully participating 5th board member. The Select Board has accepted a board member resignation and plan to hold interviews to fill the open seat in June. The Select Board did request the 911 addresses of all 33 structures identified as being (part or whole) in the FHA zone. Amy forwarded that information from Ned Swanberg to the Select Board.

Agenda Item #3 ~ PC Seat Vacancy Update

One seat on the PC remains open. No interest has been expressed. Notification will continue to be posted on the town website and in the Bolton Gazette.

Agenda Item #4 ~ Review of potential amendments to the Bolton Land Use and Development Regulations

It was noted that a letter from the PC was sent to Mr. Williams, Bolton Valley, and Mike Hopwood, 4 x 4 Center, noting that:

- It was the PC's understanding, from input provided by Mr. Williams at the March 15, 2010 Select Board meeting, that Bolton Valley was not currently in the position of being able to move forward with submitting a comprehensive Master Plan to the town of Bolton.
- It would be tremendously helpful in the process of considering amendments to the BLUDRs if Bolton Valley and the 4 x 4 Center could, at the minimum, submit a trail system/trail network master plan or a "recreation master plan" and all projected accompanying uses.

Mr. Williams noted that he was in attendance to provide some information to the PC with respect to those requests. Mr. Williams noted the following "wish list" of projected uses:

- A tubing park with a 10% – 15% slope over an 800' - 1500' length. Possible target area to the southwest of the Sports Center.
- A mountain coaster (similar to an alpine slide, but on rails). Possible target area; the Snowflake Lift or Mid Mountain Lift.
- A canopy tour – a series of zip lines in the tree tops. Possible target area- along Joiner Brook, downstream of the Sports Center and ending at The Ponds area.
- Mountain biking, both lift served and simple trail riding (no lift service). Target areas – Wilderness and Vista lifts, Broadway area.
- Hiking trails. Noted: current studies have indicated that from a real estate perspective, a trail network is currently more valuable than a golf course.
- Create a route for snowmobile access to the main village from Timberline (VAST trail currently has a dead end spur to Timberline), to encourage Bolton Valley as a destination; overnight rooms and meals. Jim Bralich noted that Gene Armstrong might have information on a possible route.
- Yurts for summer and winter use off of the Nordic Trail system.
- Primitive camping areas/sites (noted as not being high on the list).

Mr. Williams stated that he had received input from Mike Hopwood with respect to the 4 x 4 Center, and noted the following "wish list" of additional uses for the 4 x 4 Center:

- Ice driving – a route up Broadway to access ice on the beaver ponds for winter ice driving and a possible loop around the ponds. Noted; the road/snow surface to access the beaver ponds would be prepared within very specific parameters for winter driving on the snow, taking into consideration such things as the frost and snow depths.
- Access "Adam's Solitude" at Timberline as well as 3 links between that trail/area and "Twice As Nice," utilizing old logging roads.

- Further expand the warm up area uphill from the current warm up area at Timberline.
- Install a wash pad, approximately 107' x 45', at the far end of the Timberline parking lot.
- Create two additional "rock climbs" in the warm up area.
- Additional paving at the Timberline parking lot for driving exercises.

The group discussed the 4 x 4 Center's type of use; recreational vs. educational. Mr. Williams noted that the 4 x 4 Center had clearly made the claim that their use is recreational. The PC noted their concern that allowing motorized vehicles traveling on slopes greater than 25% presented difficulties ~ i.e. how to discern the difference between allowing the 4 x 4 Center to travel over steep slopes, and not allowing a land owner to travel over steep slopes on a driveway. Mr. Williams noted that the difference was that the 4 x 4 Center was held to different standards than a driveway, with daily inspection and repair. Mr. Williams also noted that the 4 x 4 Center was working with ACT 250 to establish a "trail opening protocol" so that new trails could more rapidly come online for use.

Mr. Williams stated that:

- One of Bolton Valley's biggest challenges is that their "one hour market" is 300,000 people, which is not a large market to work with.
- He felt there were two issues on the table:
 1. Permitted vs. conditional use.
 2. Who decided how much review was required, and what is that dependent upon?

The group discussed a PUD, conditional and permitted uses. It was noted that a very specific answer to #2 above would be appreciated, and that Samantha Tilton or Sharon Murray would be the best resources to get that answer. Amy will follow up with Sam and/or Sharon.

Agenda Item #5 ~ Minutes April 1, 2010 Meeting

Jim Bralich made a motion to accept the minutes of April 1, 2010. Steve Barner seconded the motion. All were in favor, motion carried.

Agenda Item #6 ~ Other communications/mail

- Notification from Catamount/Bolton Wind II LLC of a pre-application notice for a two-wind-turbine electric-generation project totalling 1.8 Megawatts (900 KW each), in the vicinity of the currently installed wind turbine at Bolton Valley Resort. Mr. Williams noted that this project is in conjunction with the VT SPEED Program (VT's Sustainable Priced Energy Development Program), that Bolton Valley may be pursuing a 500k grant for the project through the USDA, and that the turbines would generate 2.5 million KW annually to be sold back to the grid, generating cash flow for the resort. Mr. Williams added that before moving forward with this multi-million dollar project, Bolton Valley would first address retrofitting the current wind turbine this summer (heated blades) to remedy chronic blade icing which resulted in a significant number of days that the turbine

was not able to operate, and to monitor the results of the retrofit over the course of next winter before decisions are made to move forward with this project, or any future projects.

- Notification from CCMPO of an upcoming seminar regarding Wildlife & Transportation, Monday, June 7, 2010 6 – 8:30 p.m. @ CCMPO/CCRPC in Winooski.
- Notification from Bolton ZA of additional changes to the applicant disclosure section of a zoning permit application to identify SPAs in addition to FHO, SFHAs, steep slopes, surface waters and wetlands.
- Notification from ACT 250 of an application submitted by ITT Corporation and 288 Growth Associates for two additional antennas and supporting equipment/infrastructure to be added to the existing 110' tower on Ricker Mountain.

Agenda Item #7 ~ 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.
- Brief discussion regarding the helpfulness to residents of having online access to forms; zoning permits, curb cuts. etc., along with tutorials on how to complete the forms correctly. Amy to follow up with the ZA/Select Board on this suggestion.
- The next meeting of the PC will be held on Monday, June 7, 2010, 6:00 – 8:00 p.m. at the Town Office.

Agenda Item #8 ~ Adjournment

The meeting was adjourned at 8:05 p.m.

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on:
July 19, 2010



Linda Baker, Chair