



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

Planning Commission Meeting Minutes

August 23, 2010
6:00 – 8:00 p.m.
Bolton Town Office

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

Planning Commission members absent: None

Also Present: Sharon Murray

Clerk: Amy Grover

Agenda

1. Public Comment
2. PC Seat Vacancy Update
3. Review of potential amendments to the Bolton Land Use and Development Regulations
4. Minutes ~ July 19, 2010
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 ~ 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 #3 ~ Review of potential amendments to the Bolton Land Use and Development Regulations

The group reviewed the draft Recreational Overlay District information provided by Samantha Tilton, CCRPC. Discussion included and it was noted that:

- Reference to a “master plan” is referring to a recreational/trail network master plan.

- Define the master planning process, and the criteria to approve a master plan.
- Elements of a recreational master plan will help to define what uses will be permitted and what uses will be conditional.
- Elements of the master plan should include: boundaries of areas designated for particular uses (such as a tubing park), existing and proposed ski trails, slopes, stormwater management, parking plan for proposed uses, trail network, service and access roads, snowmaking facilities, erosion control measures.
- Only allow for motorized use as part of a master plan.
- Allow for volleyball, mini golf, ice rinks, swimming pools, day camps, zip lines/canopy tours, rock climbing, tubing parks.
- Define the 4 x 4 Center/Michelin School as a type of use.
- Identify infrastructure or anything structural that needs stormwater management.
- Identify permitted uses once the infrastructure is approved and in place; i.e. the trail system is conditional use, use of that trail system is permitted use; facilities are conditional, use of those approved facilities are permitted.
- Logging roads can not be used for recreational (motorized?) use unless upgraded to meet road standards.
- Cross reference steep slopes, wetlands, surface waters, and SPAs.
- Reference monitoring requirements.
- Check definitions for alpine ski facility, Nordic facility, and base lodge.
- What uses and facilities are exempt from the 25% slope restriction.
- Ask the Conservation Commission to weigh in on wildlife habitat.
- Develop specific overlay district standards, i.e. recreational uses avoid Bicknell Thrush habitat during breeding season, logging road and service road standards.
- Avoid/delete overlay district elements not specific to recreation.
- More specifically define “special habitats.”

The PC will forward their comments and input to Samantha Tilton for the next draft.

Agenda Item #4 ~ Minutes July 19, 2010 Meeting

Jim Bralich made a motion to accept the minutes of July 19, 2010. Rodney Pingree seconded the motion. All were in favor, motion carried.

Agenda Item #5 ~ Other communications/mail

- Notification from the town of Jericho of proposed amendments to their town plan and zoning regulations.
- Notification from VLCT of the 2010 Town Fair to be held October 7, 2010 @ the Robert Miller Expo Center in Essex Junction.

Agenda Item #6 ~ Any other business

- The next meeting of the PC will be held on Monday, September 13, 2010, 6:00 – 8:00 p.m. at the Town Office.

Agenda Item #7 ~ Adjournment

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

Planning Commission Meeting Minutes
August 23, 2010

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on:
September 13, 2010

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

Linda Baker, Chair