



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

### **Planning Commission Meeting Minutes**

September 13, 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: Samantha Tilton, CCRPC

Clerk: Amy Grover

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#### **Agenda**

1. Public Comment
2. PC Seat Vacancy Update
3. Review of potential amendments to the Bolton Land Use and Development Regulations
4. Minutes ~ August 23, 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 second draft of the Recreational Overlay District information provided by Samantha Tilton, CCRPC. Discussion included and it was noted that:

- The last sentence in (A.) Purpose, should read; “An applicant shall consider, and where appropriate, provide information including:”

- Samantha to research ACT 250 master plan requirements/components for comparison.
- Research ANR data for habitat information.
- Cross references should identify BLUDRs requirements.
- Logging roads and uses; especially when used for non logging purposes, conditional vs. permitted use.
- Delete (E.) 5. Re: PUD/PRDs.
- (E.) 7.; How to best address with respect to BLUDRs Section 3.16 Steep Slopes, conditional vs. permitted use, exemptions, and how to allow for integral recreational activity. Will review options at the next meeting

Amy will check with Sharon Murray on definition notes.

**Agenda Item #4 ~ Minutes August 23, 2010 Meeting**

Jim Bralich made a motion to accept the minutes of August 23, 2010. Rodney Pingree seconded the motion. All were in favor, motion carried.

**Agenda Item #5 ~ Other communications/mail**

- Notification from CCMPO of a “Form Based Planning” workshop to be held September 21, 2010 at the Davis Center, Burlington.
- Notification and information from Downs, Rachlin and Martin regarding the application of Clean Energy, LLC, for the installation of a temporary meteorological tower on the Ricker Mountain ridgeline.

**Agenda Item #6 ~ Any other business**

- The next meeting of the PC will be held on Monday, October 4, 2010, 6:00 – 8:00 p.m. at the Town Office.
- Samantha noted that the PC had used Bolton’s contracted 20 hours from FY 2010, and would now be applying her time to contracted hours from FY 2011.

**Agenda Item #7 ~ Adjournment**

The meeting was adjourned at 7:45 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 4, 2010

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Linda Baker, Chair