



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

Planning Commission Meeting Minutes

November 4, 2010
6:00 – 8:00 p.m.
Bolton Town Office

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

Planning Commission members absent: Jim Bralich

Also present: Samantha Tilton, CCRPC

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 ~ October 4, 2010
5. Other communications/mail
6. Any other business
7. Adjournment

Call to Order

Linda Baker, Chair, called the meeting to order at 6:10 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 third draft of the Recreational Overlay District provided by Samantha Tilton, CCRPC. Discussion included and it was noted that:

- Discussion regarding the ten ACT 250 criteria and the incorporation of those criteria as requirements for a Master Plan. Consensus was no; that incorporation would be extremely burdensome (too much unnecessary detail) to an applicant.
- Act 250 has no definition for a Master Plan, but reference “Natural Heritage; Elements – Species Level, Rare, Threatened, and Endangered Species.” (http://www.vtfishandwildlife.com/cwp_elem_spec_rte.cfm). Consensus to reference under (A) Purpose, Habitats.
- Review of an example of site plan requirements from a steep slope ordinance in MA.
- Addition under (A.) Purpose: first paragraph, first sentence add “*and environmental impacts.*”
- Addition under (A.) Purpose: second paragraph, second sentence add “*any expansion or change of use.*”
- Addition under (D) Supplemental District Standards, 9; “*bicycling.*”
- Deletion under (D) Supplemental District Standards, 7; “glade skiing” move to permitted use.
- Merge “volleyball” with list of other “Recreational Uses” under permitted uses.
- Move “mountain bike trails” to permitted uses.
- Discussion of day and overnight camps, yurt use, tent camping and conditional vs. permitted use.

Agenda Item #4 ~ Minutes October 4, 2010 Meeting

Rodney Pingree made a motion to accept the minutes of October 4, 2010. Steve Barner seconded the motion. All were in favor, motion carried.

Agenda Item #5 ~ Other communications/mail

- Notification from the town of Underhill of public hearings for their proposed Unified Development Bylaw; Town of Underhill Land Use and Development Regulations.
- Notification from CCMPO and CCRPC of an opportunity to be part of a pilot project to identify critical wildlife road crossings. Amy will forward to the Conservation Commission, and let them know that the PC highly encourages them to apply on behalf of Bolton.
- Notification from the ANR of their notice of appearance to the VT Public Service Board re: Green Mountain Clean Energy, Bolton, Docket No. 7671.
- Notification to Ned Swanberg, State of VT, regarding the PC and SB’s concern regarding the new DFIRMs, and the impact that the new DFIRMs could have on property owners in the Winooski corridor. Re-iterated the need for the state to provide information and / or assistance to affected property owners, especially with respect to grandfathered insurance rates. A reply from Mr. Swanberg noted that the intention was for community outreach in late winter and the spring. The PC will continue to monitor, and follow up.

Agenda Item #6 ~ Any other business

- The group reviewed the PC’s budget, and will level fund the budget for the next fiscal year. Amy will notify Deb.

- The group reviewed the draft of the Natural Resource map from Pam Brangan @ CCRPC. It was noted that Pam would be adding updated parcel data. The following suggestions for additions were noted: updated public drinking water sources, i.e. the new wells near Timberline Base @ Bolton Valley (information available from the VT Department of Environmental Conservation, Water Supply Division), and a key to identified historic sites.
- Samantha verified that contracted assistance hours from CCRPC for the current FY year remain at 20 hours.
- The group discussed the possibility of submitting an application for the current fiscal year's Municipal Planning Grant. Consensus was no, due to the fact that; the current need of completing the zoning amendment process is not in line with this year's noted priorities, the process has become extremely competitive due to reduced funding, and while Samantha offered her time and expertise in writing the grant, those hours would be deducted from the contracted hours, thereby reducing the number of "free hours" of her assistance in completing drafting the zoning amendments. This was a great concern, especially as the group did not feel that Bolton's chance of success in being awarded a grant was very probable – Samantha's hours would have then been used up, and she would no longer have those hours available for the greatly needed assistance with the amendment process.
- The next meeting of the PC will be held on Monday, November 29, 2010, 6:00 – 8:00 p.m. at the Town Office. The PC is will hold a second meeting in November instead of meeting in December due to scheduling difficulty.

Agenda Item #7 ~ 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:

November 29, 2010



Linda Baker, Chair