



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

Planning Commission Meeting Minutes

November 29, 2010
6:00 – 8:00 p.m.
Bolton Town Office

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

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

Call to Order

Linda Baker, Chair, called the meeting to order at 6:00 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

Tabled until the January 2011 meeting or until the resolution of the pending mediation/litigation process between the town and Bolton Valley Resort.

Agenda Item #4 ~ Minutes November 4, 2010 Meeting

Jim Bralich made a motion to accept the minutes of November 4, 2010. Steve Barner seconded the motion. All were in favor, motion carried.

Agenda Item #5 ~ Other communications/mail

- Notification from Tony Barbagallo, Conservation Commission, that an application had been submitted on behalf of the town of Bolton to CCMPO and CCRPC to take part in their pilot project to identify critical wildlife road crossings.
- Notification from Walsh and Monaghan, LLP, of ACT 250 permit amendment for the 4 x 4 Center at Bolton Valley, requesting approval of a Winter Demo Area Preparation and an alternate Traction Pit (summer time only). It was noted that the “no local permits needed” section of the application had been checked. Concerns will be forwarded to Peter Keibel, District #4 Coordinator.

Agenda Item #6 ~ Any other business

- The group reviewed the PC’s budget, and will formally request a budget increase of \$500.00 to be set aside in a reserve fund that can be added to annually for the purpose of supporting regulation amendments; the BLUDRs and the Town Plan. With the decrease in grant funding and increase in competition for those funds, the uncertainty of continued yearly “free hours” from CCRPC staff, and the significant hourly costs (\$65/hour) of hiring a consultant to assist with amendments, it was noted that it would be shortsighted to NOT start addressing this need for the next FY, and to continue to add to this reserve fund on a yearly basis as the budget allows.
- It was noted that specific recommendations/mandates could come from the mediation process between the town and Bolton Valley, and that work on the Recreational Overlay District should be tabled until that process is completed. Amy will check in with Deb on the mediation status.
- It was noted that there had been no mention made of further contact (contacted in January 2010) with the town from the state regarding subdivision of the Preston Farm property, and that the DRB would not be able to approve a subdivision with lots sizes less than 25 acres. Amy will check in with Deb to see if there has been any further communication from the state.
- It was noted that the Town Plan would expire in June 2012 (5 years from adoption in June 2007) and that the PC should allow 1 year for the amendment and adoption process.
- The next meeting of the PC will be held on Wednesday, January 19, 2011 6:00 – 8:00 p.m. at the Town Office. The PC held two meetings in November instead of meeting in December due to scheduling difficulty.

Agenda Item #7 ~ Adjournment

The meeting was adjourned at 7:20 p.m.

Planning Commission Meeting Minutes
November 4, 2010

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on:
January 19, 2011

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