



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

### **Planning Commission Meeting Minutes**

March 9, 2011  
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: Samantha Tilton, CCRPC, and Sharon Murray

Clerk: Amy Grover

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#### **Agenda**

1. Public Comment
2. Review of potential amendments to the Bolton Land Use and Development Regulations
3. Minutes ~ January 19, 2011
4. Other communications/mail
5. Any other business
6. Adjournment

#### **Call to Order**

Linda Baker, Chair, called the meeting to order at 6:05 p.m.

#### **Agenda Item #1 ~ Public Comment**

Linda Baker opened the floor to general public comment. There was none.

#### **Agenda Item #2 ~ Review of potential amendments to the Bolton Land Use and Development Regulations**

The group reviewed the March 2011 draft of the Recreational Overlay District provided by Samantha Tilton, CCRPC. Discussion included and it was noted that:

- This recreational overlay district would overlay four different zoning districts; consider tying into those districts.
- The second paragraph will note that the master plan referenced is a recreational master plan.
- The required scale will be an “appropriate scale for the project” instead of a specific number.

- The list of information needed/”considered” to be provided by the applicant should become part of the application requirements and needs to be referenced against the current list in the BLUDRs.
- Permitted vs. Conditional Use:
  1. Review level of impact; i.e. elevation considerations, parking required, etc.
  2. Review what uses are allowed in the underlying districts.
  3. Consider shifting more uses to permitted use.
  4. List uses alphabetically.
- Permitted Use:
  1. #6: Recreational uses; identify as *outdoor* recreational uses.
  2. #5 & #6 only allowed in the RR and RV Districts.
  3. Indoor recreational uses are addressed in the underlying districts, only allowed in the RV District.
  4. #7: delete, as addressed in underlying district and would default to that district.
  5. #8: Glade skiing; add to #1.
  6. Outdoor events facilities: allow in the RR and RV Districts.
- Conditional Use:
  1. #11; much discussion; conversion of existing logging roads for non logging uses vs. keep as is; related to machinery/vehicles.
- D. Insert recreational master plan information here (current D. becomes E.)
  1. The master plan requirements will set the thresholds/maximums, and will require a sufficient level of detail.
  2. Include information regarding the master planning process; typically a master plan would go through the PUD process, and with phases of development.
  3. Research current Waitsfield regulations with respect to master plan.
  4. Clarify master plan under this district since the BLUDRs don’t have that language.
  5. Master Plan has to be required, not presumed.
  6. Include that current logging roads need to be mapped as a requirement.
- E. Supplemental District Standards:
  1. #8: delete? Discussion regarding conversion of use, addressed elsewhere?
- BLUDRs Article III, Access: address conversion of logging roads.
- Consider protection/mapping of historic cellar holes/stone walls. Possibility of a task for CCRPC interns and/or VYCC.

**Agenda Item #3 ~ Minutes January 19, 2011 Meeting**

Rodney Pingree made a motion to accept the minutes of January 19, 2011. Steve Barner seconded the motion. All were in favor, motion carried.

**Agenda Item #4 ~ Other communications/mail**

- Notification from Murphy, Sullivan and Kronk and the State of Vermont Public Service Board that “Verizon Wireless” is postponing the “optimization of the

Bolton site” pending the outcome of the process to obtain land access rights. It was noted that in the vast majority of cases Verizon reaches the Bolton tower site via helicopter.

- Notification from the FEMA of the “final flood elevation determination for the Town of Bolton.” Amy continues to be in touch with Ned Swanberg from the state regarding the state’s intention to provide community outreach for the landowners of the 70+ parcels identified as being in the FHA.
- Notification from Tony Barbagallo, CC, and the CCMPO/CCRPC, that Bolton was not chosen to take part in Phase I of the CCMPO/CCRPC Wildlife and Transportation Project, but that the groups would continue to be in touch with each other regarding potential to participate in the proposed Phase II.
- Notification from VLCT of upcoming trainings; Public Service Board Proceedings and the Municipal Role.

**Agenda Item #5 ~ Any other business**

- Amy noted that Jenifer Andrews had finished with the professional commitments that necessitated her resignation from the PC several years ago, and expressed an interest in returning to the PC. The PC will send their hearty recommendation for her appointment to the PC to the SB for review/appointment at their 3/15/11 meeting.
- The next meeting of the PC will be held on Wednesday, March 23, 2011 6:00 – 8:00 p.m. at the Town Office.

**Agenda Item #6 ~ Adjournment**

The meeting was adjourned at 8:15p.m.

Amy Grover  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

These minutes were read and accepted by the Planning Commission on:  
March 23, 2011



Linda Baker, Chair