



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

### **Planning Commission Meeting Minutes**

March 23, 2011  
6:00 – 8:00 p.m.  
Bolton Town Office

Planning Commission members present: Linda Baker, Chair, Rodney Pingree, Jim Bralich, Jen Andrews

Planning Commission members absent: Steve Barner

Also present: Samantha Tilton, CCRPC

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 ~ March 9, 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 23, 2011 draft of the Recreational Overlay District provided by Samantha Tilton, CCRPC. Discussion included and it was noted that:

- Samantha had reviewed the Waitsfield zoning ordinance with respect to this project.
- Change all references of “master plan” to “recreational master plan.”
- (A.) Purpose, 2<sup>nd</sup> Paragraph – make opening sentence into 2 sentences so that it is very clear that a recreational master plan is absolutely required.

- Consider the possibility of including the Conservation and Planning Commissions in the review of the recreational master plan.
- (A.) 2<sup>nd</sup> paragraph, last sentence, delete “a scale done at...”
- (C.) 11: Samantha will do some research on how best to set a time/standard for existing logging roads.
- (D.) Master Plan, 2<sup>nd</sup> sentence: “An applicant shall consider, and where *applicable according to the DRB*, provide information...”
- (D.) 5: Clarify “boulders” as “*significant* boulders.”
- (D.) 9: Definition of “terrestrial?” Includes birds?
- (D.) add a #17: SPAs
- (E.) 3: Samantha to check with Sharon on meaning.
- (E.) all numbers: change ending semi colons to periods.
- (E.) 4: delete comma after “compact.”  
Last sentence, delete “As noted above...”
- (E.) 5: Extensive discussion. Delete ski trails. Delete last sentence, addressed in underlying district. Move all other uses to permitted or conditional use lists in (B.) and (C.)
- (E.) 6: Extensive discussion. It was noted that there are other motorized uses; snowmobiles, ATVs, dirt bikes. Add language that motorized vehicles off trail are prohibited. Change to: “Motorized use of *trails/roads* is only allowed as part of a *recreational* master plan on *designated roads/trails* (see D. 3. and D.13).

### **Agenda Item #3 ~ Minutes March 9, 2011 Meeting**

Rodney Pingree made a motion to accept the minutes of March 9, 2011. Jen Andrews seconded the motion. All were in favor, motion carried.

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

- Notification from CCRPC of the upcoming 4<sup>th</sup> Annual Chittenden County Planning Conference; “Regional Sustainability Planning for Chittenden County,” on Friday, April 15, 2011.
- Notification from Ned Swanberg that there are a set of public meetings scheduled to address insurance questions related to the new Digital Flood Insurance Rate Maps. There will not be a meeting held in Bolton. The closest meeting will be held in Richmond on April 14, 2011. Amy will put notice in the Bolton Gazette and send a mailing to all landowners in the Winooski River corridor. Steve has already posted an announcement to the town’s homepage and placed a link in the “News Item” list.
- Notification from the Bolton ZA for consideration of an amendment to the BLUDRs which would allow for a 90 day extension for plat recording as warranted.
- Notification from the Bolton DRB for consideration of an amendment to the BLUDRs or ordinance which would address “abandoned structure.” Several properties/structures in town noted – dangerous and posing health hazards.

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

- The group reviewed the Draft Natural Resource map from Pam Brangan, CCRPC. It was noted that there appeared to be too many public drinking water sources, and it was questioned if private wells were included as well. Rodney to contact Pam to forward most recent Water Supply Division information.
- It was noted that Jenifer Andrews was officially appointed to the vacant Planning Commission seat at the Select Board's March 15, 2011 meeting.
- The next meeting of the PC will be held on Thursday, May 19, 2011 6:00 – 8:00 p.m. at the Town Office.

**Agenda Item #6 ~ Adjournment**

The meeting was adjourned at 7:55p.m.

Amy Grover  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

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



Linda Baker, Chair