



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

Planning Commission Meeting Minutes

May 19, 2011
6:00 – 8:00 p.m.
Bolton Town Office

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

Planning Commission members absent: Jen Andrews

Also present: Charlie Baker, CCRPC

Clerk: Amy Grover

Agenda

1. Public Comment
2. Review of potential amendments to the Bolton Land Use and Development Regulations
3. Minutes ~ March 23, 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 April 11, 2011 draft of the Recreational Overlay District provided by Samantha Tilton, CCRPC. Charlie Baker, CCRPC, will be facilitating the completion of the Recreational Overlay District.

It was noted that the Bolton Town Plan will expire in June 2012, necessitating completing review/amendments to the Town Plan by January 2012. The group discussed that time frame and the status of the Town Plan in relation to completing the Recreation Overlay District, and agreed to move forward on completing the Recreational Overlay District first.

Discussion of the Recreational Overlay District included and it was noted that:

- (A.) Purpose.
 1. 2nd Paragraph – make opening 2 sentences into 1 sentence by adding the word “*and requires...*” so that it is very clear that a recreational master plan is absolutely required.
 2. 3rd Sentence – change “collect” to “*include.*”
- (B.) Permitted Uses:
 1. Number 1. Spell check/correct capital letters in permitted uses.
 2. Number 12. Conditional uses; change “blodges” to “*lodges.*”
- ((D.) Master Plan:
 1. Note the different elements in the applicant’s recreational master plan requirements/information; resources versus the impacts on those resources by the plans and different types of uses.
 2. Confirm that “terrestrial” does include birds. (Note: yes it does; there are only terrestrial or aquatic habitats.)
- (E.) Supplemental District Standards:
 1. Number 4. Check referenced numbers.
 2. Review how the VT Superior Court, Environmental Division, re Docket no. 6-1-10 Vtec, stipulation of dismissal and order regarding the 4 x 4 Center, conditions of use and master planning, phrases storm water and erosion control plans, and other possible impacts to the Recreational Overlay District.
- Other:
 1. Explore additional opportunities/flexibility for incentives; mitigation of existing impervious cover translating to increases in density, waiver of height restrictions etc.

Agenda Item #3 ~ Minutes March 23, 2011 Meeting

Steve Barner made a motion to accept the minutes of March 23, 2011. Rodney Pingree seconded the motion. All were in favor, motion carried.

Agenda Item #4 ~ Other communications/mail

- Notification from Walsh & Monaghan, in a letter dated April 27, 2011, of a motion to modify Condition 11 of the DRB’s March 10, 2011 decision regarding the 4 x 4 Center.
- Notification from State of VT Superior Court, Environmental Division, re Docket no. 6-1-10 Vtec, of the stipulation of dismissal and order regarding the 4 x 4 Center; conditions of use and master planning.
- Request from Pete Antos-Ketchum, Green Mountain Club, for the PC chair to contact him regarding the Long Trail in Bolton.

Agenda Item #5 ~ Any other business

- A request to be made to the Bolton ZA to confirm that the 4 x 4 Center is complying with required trail maintenance and/or storm water/erosion control measures, especially given the wet spring conditions.

- The next meeting of the PC will be held on Thursday, June 9, 2011, 6:00 – 8:00 p.m. at the Town Office.

Agenda Item #6 ~ Adjournment

The meeting was adjourned at 8:05p.m.

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on:
June 9, 2011

Linda Baker

Linda Baker, Chair