



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

### **Planning Commission Meeting Minutes**

June 9, 2011  
6:00 – 8:00 p.m.  
Bolton Town Office

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

Planning Commission members absent: None

Also present: Charlie Baker, CCRPC, 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 ~ May 19, 2011
4. Other communications/mail
5. Any other business
6. Adjournment

#### **Call to Order**

Linda Baker, Chair, called the meeting to order at 6:00 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 June 9, 2011 draft of the Recreational Overlay District provided by Charlie Baker, CCRPC.

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

- It is important to consider how the ROD relates to the underlying district/s; what the BLUDRs address already.
- Portions of the ROD are redundant as they are addressed in those underlying districts.

- At the minimum, the ROD will necessitate the removal of recreation from the underlying district/s.
- Limit the ROD to recreational uses; i.e permitted uses, #6. could read “outdoor athletic fields.”
- Current ROD draft necessitates a two stage review; Master Plan and then conditional use, within which site plan review is incorporated. This would be a two step process, more cumbersome than the current BLUDRs.
- ROD definitions must be consistent with the BLUDRs and additional terms used will need to be fully defined; proceed with caution.
- Look at development in relation to potential impact; i.e. differences in impact between the building of new trails vs. building of a warming hut.
- Address the conversion of logging roads to development/residential roads within the BLUDRs, not a ROD.
- Conditional uses are not needed if they are identified in the Master Plan.
- Are both permitted and conditional uses necessary in a ROD.
- Move conditional uses from underlying district/s in the BLUDRs to permitted uses in the ROD.
- Master Plan purpose: to set parameters (including uses and locations) and provide sufficient information for local review.
- Augment Master Plan (PUD, PRD) requirements (and fully clarify the process and effect) within the BLUDRs.
- Determine what level of review a Master Plan applicant must go through; conditional use review, site plan review, impacts, PUD etc.

It was noted that the state of Vermont Superior Court Environmental Division Stipulation of Dismissal and Order (Docket No. 6-1-10 Vtec) will impact a ROD.

- Master Plan requirements are included within the stipulation with respect to the 4 x 4 Center and as an option for all other recreational use not currently authorized by permit as part of the current resort.
- The applicant shall file that Master Plan information with the Town within one year of the date of the order, and identify recreational uses which might be developed within the next 3 years.
- The Master Plan would allow for exemption from BLUDR’s Section 3.16, Steep Slopes.
- The order has not yet been signed by the Environmental Judge, and has been signed by all the other parties.

After discussion, given the options and requirements set forth in the state of Vermont Superior Court Environmental Division Stipulation of Dismissal and Order, and the expiration date of the Town Plan, consensus was made to table the drafting of a ROD for a year, and focus on the required Town Plan update.

The group reviewed and discussed the current Town Plan. Discussion included and it was noted that:

- Two major issues would impact the Town Plan update:

1. Recent court decisions necessitating much more specific information within the Town Plan.
2. Incorporation of updated census data.

In addition, updates should include review and discussion of:

- Potential uses for Smilie School, should the school be closed.
- The Facilities section in particular.
- Wind power and solar power and those impacts to the town, support or not, and if so where.
- Railroad development and crossings.
- A Park and Ride Facility.
- Trail systems within the town ~ Catamount Trail, Long Trail, VAST trails.
- Capital budgets – looking ahead to facilities’ needs especially, given the new town office, the recently approved \$290K for the Fire Station, the expected repairs needed for Smilie School, possibly \$350K.
- Master Plan requirements.
- Specific standards/environmental standards; i.e. with respect to wind power ~ if there are areas where fragmentation of habitat would not be allowed.
- How ACT 250 will view elements/sections of the plan.
- What information is desired from town boards and the community.
- How to involve other town boards.
- How to involve the community – the community’s vision of Bolton in 5, 10, 30 years, surveys, online survey options, possible raffle item/s.

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

Jen Andrews made a motion to accept the minutes of May 19, 2011. Jim Bralich seconded the motion. All were in favor, motion carried.

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

- Notification from VLCT of the release of the new VLCT Model Lake Shoreland Protection District Bylaw and Technical Paper.
- Notification from VT ANR of upcoming scoping meetings (public input) June 14 & 15 regarding “the development of a Long-Range Management Plan for the 25,541 acres that make up the Camel’s Hump Management Unit. Those lands include Camel’s Hump State Park (21,258 acres), Camel’s Hump State Forest - Stevens Block (1,827 acres), Huntington Gap Wildlife Management Area (1,568 acres) and Robbins Mountain Wildlife Management Area (888 acres). These ownerships are located in the Towns of Bolton, Buel’s Gore, Duxbury, Huntington, Fayston, Richmond, and Starksboro, Vermont. This large block of contiguous forest south of Interstate 89 and the Winooski River is an integral part of the major north-south wildlife travel corridor in north central Vermont. In addition a number of different recreational trails cross both Camel’s Hump State Park, Camel’s Hump State Forest, and Huntington Gap WMA. These include a section of the Long Trail, a section of the Catamount Trail, and VAST snowmobile trails.”

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

- The next meeting of the PC will be held on Monday, July 25, 2011, 6:00 – 8:00 p.m. at the Town Office.

**Agenda Item #6 ~ Adjournment**

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

Amy Grover  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

These minutes were read and accepted by the Planning Commission on:  
September 26, 2011



Linda Baker, Chair