



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

### **Planning Commission Meeting Minutes**

October 24, 2011  
6:00 – 8:00 p.m.  
Bolton Town Office

Planning Commission members present: Jen Andrews, Steve Barner, Jim Bralich,

Planning Commission members absent: Linda Baker, Rodney Pingree

Also present: Bolton Select Board members; Ron Lafreniere, David Parot, Danny Champney, Gene Armstrong, and Sharon Murray

Clerk: Amy Grover

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#### **Agenda**

1. Public Comment
2. Review/Amendments to the Bolton Town Plan
3. Minutes ~ September 26, 2011
4. Other communications/mail
5. Any other business
6. Adjournment

#### **Call to Order**

The meeting was called to order at 6:10 p.m. It was noted that there would be a change in the agenda; “#5. Any other business” would be heard second for the Select Board and Planning Commission to discuss the proposed sale by the state of the Preston Lafreniere Farmstead.

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

The floor was opened to general public comment. There was none.

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

The group reviewed the information and map from the State of VT regarding the proposed subdivision and sale of the Preston-Lafreniere Farmstead on Duxbury Road by the state. It was noted that there had been a public hearing on the proposed sale on October 17, 2011. Representatives from the state were present at that hearing to explain their proposal and to answer questions.

The Select Board and Planning Commission members agreed/noted that:

- Amending the Zoning District map to allow for the subdivision of a 3 or 10 acre lot was not in the best interest of the town, and not an option.
- A lot size of at least 27 acres would allow the property to enroll in Vermont's Use Value Appraisal (UVA) Program; or "current use." In the UVA Program, 25 acres or more of forest or farmland is appraised for property taxes based on its value for forestry, rather than its fair market (development) value.
- The state representatives could connect with potential buyers and ask what amount of acreage a buyer would be looking for and get feedback before submitting a subdivision request.
- The lot configuration needs to be acceptable to both the state and the town.
- Including some farmland could make the parcel more appealing.
- The town wants to preserve a "Farmstead," keeping the historical context and allowing the property the opportunity to return to a working farm. Allowing for uses of all the structures (house and barns) would be the best way to maintain those structures.
- The field designated as "Field #1" on the map should be included as part of the parcel, in addition to the 10 acre or a portion of the 10 acre (designated with the green line on the map) boundary line around the house area on the south side of the road (keeping the/some of the wood lot acreage).
- Easements could be included to protect the current trail (and possible relocation of the Long Trail) along the Winooski River in Field #1.
- Legislators George Till and Bill Frank should be cc'd on communication between the town and the state as the sale was approved by the legislature.
- The money in the town's Conservation Fund could be used toward historic preservation of the property, as allowed by the Conservation Fund rules adopted by the Select Board.

The next meeting of the PC will be held on Monday, November 28, 2011, 6:00 – 8:00 p.m. at the Town Office.

### **Agenda Item #2 ~ Review of Bolton Town Plan**

The group reviewed and discussed the final draft of the community survey provided by Sharon Murray. Discussion included and/or it was noted that:

- Typos on the cover page were corrected.
- Bolton Valley was generously providing an incentive for returns of the survey – one adult and one youth Powder Pass.
- The return by date: November 28, 2011.
- Utilize drop boxes at Smilie School and at the town office.
- Amy to check in with Smilie Staff on school participation.
- Schedule a public forum to provide survey results and gather input in early January, possibly in conjunction with an event or speaker; Historic Preservation, Fish & Wildlife etc.

Reviewing the community data profile is the next step in the process.

It was noted that Bolton would celebrate its 250<sup>th</sup> anniversary in 2013.

**Agenda Item #3 ~ Minutes September 26, 2011**

Tabled until the November 2011 meeting.

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

- Notification from Walsh & Monaghan, LLP of an application by the 4 x 4 Center for an ACT 250 permit amendment. The application is requesting approval of a water line serving the Winter Demo Area, and inclusion of the trail associated with the approved Traction Pit into the Winter Warm-Up Area so the trail can be utilized during the winter season.

**Agenda Item #6 ~ Adjournment**

The meeting was adjourned at 7:45 p.m.

Amy Grover  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

These minutes were read and accepted by the Planning Commission on:  
November 28, 2011



Linda Baker, Chair