



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

Planning Commission Meeting Minutes

July 9, 2012
6:00 – 8:00 p.m.
Bolton Town Office

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

Planning Commission members absent: Jen Andrews

Also present: Will Wiquist, Dave Hardy, Chris Haggerty (all on behalf of the Green Mountain Club), and Sharon Murray (6:45 p.m.)

Clerk: Amy Grover

Agenda

1. Public Comment
2. Review of potential amendments to the Bolton Town Plan as available
3. Minutes ~ April 10, 2012
4. Other communications/mail
5. Any other business
6. Adjournment

Call to Order

Linda Baker called the meeting to order at 6:05 p.m., and noted an agenda change; the Green Mountain Club would be heard first under Agenda Item #5, other business.

Agenda Item #1 ~ Public Comment

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

Agenda Item #5 ~ Any other business

Green Mountain Club:

The representatives from the Green Mountain Club stated they were there to speak with the Planning Commission regarding the plans for the Long Trail relocation in Bolton, and specifically with respect to parking. It was noted that:

- Part of the LT relocation project in Bolton includes parking for hikers.
- A potential parking lot had been identified on Route 2, between Route 2 and I89, east of the I89 emergency gate (the gate on the west side of Bolton).
- The lot has good sight lines, and has been reviewed and is supported by VTrans.

- GMC has budgeted 25K – 30K for the lot.
- Locating the lot on the west side of the emergency access was not advisable as it would negatively impact sight lines, and is a drainage area.
- GMC would have little use of the lot in the winter and would not plow it.
- The lot would be gravel with an asphalt apron onto Route 2.
- The lot would eliminate southbound hikers needing to cross through the Notch Road tunnel.
 1. The Notch Road tunnel will have a solar powered push button “Caution, hikers in tunnel” alert system installed, with the ability to be activated from both sides.
 2. Also noted: GMC carries insurance for the pedestrian railroad crossing and will install appropriate signage. The PC suggested the installation of a gate, to fully capture hikers’ attention before the railroad crossing.
- GMC will get state approval for a mowed path from the parking lot along Route 2 to move hikers off the road shoulder.
- GMC has three plans for the proposed lot, all to town and VTrans specs:
 1. A 12 space lot.
 2. A 20 space lot.
 3. A larger lot to accommodate both hikers and commuters.
- GMC thought the larger size lot might be an opportunity to address both the hiker and commuter parking needs of the GMC and Bolton.
- The GMC has had a sketch plan review with the DRB, and will have a DRB hearing on July 24th and would like the parking area to be part of that application.
- The GMC would like to pursue grant funding for the parking lot which will require participation from the town to apply.

The PC noted that:

- Previous attempts at establishing a commuter lot in Bolton have failed with the Select Board due to their concerns about maintenance costs, security, visibility, and being located too close to residences.
- This site eliminates all but the maintenance concerns.
- The small 12 space lot would be used by commuters and create lack of parking for hikers creating additional safety issues – i.e. parking along Route 2.

The group discussed the parking lot proposal. It was noted that VTrans plows the commuter lot in Richmond as it is in the Route 2 and/or I89 right of way. GMC will check on that possibility in Bolton.

Jim Bralich made the motion to support GMC establishing a hiker/commuter lot of 24 – 30 spaces along Route 2, east of the I 89 emergency gate on the west side of Bolton. Steve Barner seconded the motion. All were in favor (4 – 0), motion carried.

Other:

- Sharon Murray noted that the Vermont Land Trust would be coming before the DRB on July 24th with the subdivision application for the Bolton Nordic Lands, as

well as the GMC for the Long Trail relocation, as previously noted, and encouraged PC members to attend with any questions or concerns.

- Sharon Murray noted that the DRB is seeking an alternate member and noted an alternate from the PC would be helpful in facilitating communication between the two boards.
- The next meeting of the PC will be held on Monday, August 10, 2012, 6:00 – 8:00 p.m. at the Town Office.

Agenda Item #2 ~ Review of potential amendments to the Bolton Town Plan

Section 8: Housing

It was noted and discussion included:

- CCRPC has not set housing target numbers as with the 2007 update.
- Address higher density/multi-family in West Bolton, Bolton Valley, and the Village districts.
- Utilize a housing trust model.
- Expansion of Fernwood Manor and addressing mobile home parks in the BLUDRs.
- Seasonal vs. year around use at Bolton Valley; hotel, condominiums.
- How to allow for higher density.

Agenda Item #3 ~ Minutes April 10, 2012 Meeting

Steve Barner made a motion to accept the minutes of April 10, 2012. Jim Bralich seconded the motion. All were in favor (4 – 0), motion carried.

Agenda Item #4 ~ Other communications/mail

- Notification from the town of Jericho of a public hearing to receive public comment on proposed revisions to the Jericho Land Use and Development Regulations.
- Notification from VT Department of Forest, Parks, and Recreation with an update of the plans for selling a portion of the Preston Lafreniere Homestead. The proposed parcel was increased from 27 to 32 acres to meet BLUDR and current use specifications. Two acres were added on the north side of the River Road around the barns. The state will be completing structural assessments and a survey before applying for a subdivision permit.
- Notification from the District Environmental Commission #4 (Act 250) of an application dismissal: MODC and Catamount Bolton Land for incorporation of a Master Plan for a ski resort, as the applicant failed to respond to status update requests, and has not demonstrated intent to proceed with the application.
- It was noted that the Burlington Free Press reported June 8, 2012 that a “30 year old man died after an excavator accident in Bolton...conducting trail maintenance near an access road...when the skid steer loader he was operating rolled down a steep embankment several times.” He was employed by Automotive Services; DBA the 4 x 4 Center at Bolton Valley.

Agenda Item #6 ~ Adjournment

The meeting was adjourned at 8:20 p.m.

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on:
Monday, August 20, 2012

A handwritten signature in black ink that reads "Linda Baker". The signature is written in a cursive style and is underlined.

Linda Baker, Chair