



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

### **Planning Commission Meeting Minutes**

August 20, 2012  
6:00 – 8:00 p.m.  
Bolton Town Office

Planning Commission members present: Jen Andrews (7 p.m.), Linda Baker, Chair, Steve Barner, Jim Bralich, Rodney Pingree

Planning Commission members absent: None

Also present: Sharon Murray

Clerk: Amy Grover

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#### **Agenda**

1. Public Comment
2. Review of potential amendments to the Bolton Town Plan: Housing
3. Minutes ~ July 9, 2012
4. Other communications/mail
5. Any other business
6. Adjournment

#### **Call to Order**

Linda Baker called the meeting to order at 6:03 p.m.

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

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

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

Section 8: Housing

The group reviewed Sharon Murray's Housing draft. It was noted and discussion included:

- The "Housing Highlights" serves as a summary of information and facts.
- Edit the third bullet under this section so that information is in numerical order; 1990's first.
- Add language to clarify the Lister categories of V1 and V2.
- CCRPC has not set housing target numbers as with the 2007 update and do not have their own projections as of yet.

- The sale of Bolton/Catamount LLC land to VT Land Trust will impact the percent of Bolton's land under public ownership or permanent conservation easement. Noted: that percentage is probably higher than other communities' percentages.
- Substandard housing: do a more detailed inventory.
- Senior housing and critical needs; pharmacy, grocery, gathering place.
- Volunteer programs for providing transportation to seniors.
- How to provide information on resources to residents, i.e. weatherization program, PACE program, VT Health Department water testing.
- Upcoming program from the state to provide funding for septic system upgrades and failures.
- Review housing costs in relation to income utilizing sources other than Census data.
- Issues with some of the new Bolton Census data.
- The Census definition of "unaffordable." Reframe bulleted sentence with respect to Bolton residents.
- After completion of the Housing element, review will move on to Transportation.

The group discussed ongoing issues with several structures in town and providing for condemnation in the Town Plan.

Sharon Murray noted communication from Jon Cart of Richmond regarding an opportunity to collaborate with Richmond and other neighboring towns on a natural resource inventory and conservation planning project, and submitting a grant proposal to the CCRPC ECOS grant program and MPG grant program. It was noted:

- The meeting coincided with the PC meeting that evening.
- Joss Besse was going to attend the meeting and report back to Sharon.
- The plan was for towns to collaborate to submit a grant proposal to the CCRPC ECOS grant program and VT MPG grant program.
- There was some confusion, at least locally, regarding the relationship of this project to the Chittenden County Uplands Conservation Project. CCUCP, coordinated through VLT with VFPR, involves some of the same communities and has included some work similar to that outlined in the proposed grant application, though for different purposes.
- Bolton would need to provide matching funding or in kind service for the ECOS grant.
- The grant deadlines were imminent: 9/21 & 9/28, which may prove difficult for Bolton, especially without town staff to handle grant applications.
- Due to the limited timeframe, the PC was looking to the Conservation Commission to provide local lead/contact

#### **Agenda Item #3 ~ Minutes July 9, 2012 Meeting**

Jen Andrews made a motion to accept the minutes of July 9, 2012. Steve Barner seconded the motion. All were in favor (5 – 0), motion carried.

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

- Notification from the VLCT of their upcoming Town Fair on October 4, 2012 at the Champlain Valley Fairgrounds Expo Center.
- Notification from the town of Richmond of a public hearing to receive public comment on revisions to the proposed Richmond Zoning and Subdivision Regulations.
- Notification from Regina Mahoney, CCRPC that she would like to attend the September PC meeting to review CCRPC recommendations on amendments to the Bolton Town Plan.

**Agenda Item #5 ~ Any Other Business**

- Jen Andrews volunteered to serve as an alternate to the DRB and help facilitate communication between the two boards. Amy will contact the Select Board to request her appointment.
- The next meeting of the PC will be held on Wednesday, September 26, 2012, 6:00 – 8:00 p.m. at the Town Office.

**Agenda Item #6 ~ Adjournment**

The meeting was adjourned at 8:10 p.m.

Amy Grover  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

These minutes were read and accepted by the Planning Commission on:  
Wednesday, September 26, 2012



Linda Baker, Chair