



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

Planning Commission Meeting Minutes

September 26, 2012
6:00 – 8:00 p.m.
Bolton Town Office

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

Planning Commission members absent: None

Also present: Regina Mahoney & Dan Albrecht, Senior Staff Planners CCRPC, Sharon Murray

Clerk: Amy Grover

Agenda

1. Public Comment
2. Review of potential amendments to the Bolton Town Plan and CCRPC 2012 Town Plan review
3. Minutes ~ August 20, 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.

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 and CCRPC 2012 Town Plan Review

The group reviewed CCRPC's formal staff review of the re-approval of the 2007 Bolton Town Plan. It was noted and discussion of potential changes/amendments included:

- Sources of demographic, employment, and transportation data, and potential use in updating elements; Economy, Utilities and Facilities.
- Economic Development is a new required element.
- Expansion of agriculture and silviculture discussion and goals.
- Identification of goals and policies in each land use district.

- Addition of Fluvial Erosion Hazard information to the Natural Resources section, draft language, and expansion of water quality and watershed descriptions.
- Encompassment of Fluvial Erosion Hazard Areas within current setbacks of Joiner and Mill Brooks.
- Inclusion of the updated CCRPC MTP project list as available.
- Updates to the State and Federal road classifications.
- Creating a better regional picture and illustrating town connections by including features of surrounding towns on maps.
- CCRPC will not be creating new housing targets, but will identify county wide needs through the ECOS project.
- Review of Bolton's housing and unemployment data.

The group discussed issues facing the town and county. It was noted and discussion included:

- Recognition that Bolton is not like other towns in Chittenden County.
- The anticipation of a shortfall of rental units county wide, affordability and the impact of transportation costs on affordability in Bolton.
- Housing limitations in Bolton: the topography, and the Village area along RT 2; concerns about flooding after Irene's impact, increase in BFEs necessitating elevation and anchoring of future development.
- Identifying another area/s for development; Bolton Valley, West Bolton, the West Bolton golf course (should it ever close), and issues within those areas.
- The hydrology in the Joiner Brook watershed; erosion, runoff, flooding.
- The pending sale of 1200 acres to VT Land Trust limiting development.
- The expansion of the 4 x 4 Center at Timberline.
- Wind development and how it is addressed within the town plan.
- Transportation and hazardous mitigation, transportation issues during Irene.
- Policies for flood control dams upriver on the Winooski.

Regina Mahoney & Dan Albrecht noted that CCRPC is working on refining the first draft the ECOS (Environment, Community, Opportunity, Sustainability) Project/Plan, and that CCRPC will be holding a conference at the Doubletree on Williston Road November 1 – 2, 2012 to provide an overview and receive public input.

Agenda Item #3 ~ Minutes August 20, 2012 Meeting

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

Agenda Item #4 ~ Other communications/mail

- Sharon Murray noted that Bolton collaborated with neighboring towns on a grant proposal for a natural resource inventory and conservation planning project, and the grant application would be submitted on 9/27/12 to the CCRPC ECOS grant program.

Agenda Item #5 ~ Any Other Business

- Jen Andrews was appointed by the Select Board serve as an alternate on the DRB.

- The next meeting of the PC will be held on Thursday, November 8, 2012, 6:00 – 8:00 p.m. at the Town Office.

Agenda Item #6 ~ Adjournment

The meeting was adjourned at 8:25 p.m.

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on:
Thursday, November 8, 2012



Linda Baker, Chair