



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

Planning Commission Meeting Minutes

October 14, 2013
6:00-8:10 p.m.
Bolton Town Office

Planning Commission members present: Jen Andrews, Linda Baker (Chair), Jim Bralich, Rodney Pingree

Planning Commission members absent: Steve Barner

Also present: Sharon Murray and Dave Hardy (Green Mountain Club)

Clerk: Carol Devlin

Agenda

1. Public Comment
2. Minutes ~ August 12, 2013 & September 16, 2013
3. Other communications/mail
4. Green Mountain Club – Dave Hardy – Proposed Bridge
5. Letter of Support for the Green Mountain Club’s historic restoration of the Bolton Lodge
6. ECOS
7. Any other business
8. Adjournment

Call to Order

Linda Baker called the meeting to order at 6:10.

Agenda Item #1 ~ Public Comment

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

Agenda Item #2 ~ Minutes August 12, 2013 Meeting and September 16, 2013

Rodney Pingree moved that the PC accept the Minutes of the August 12, 2013 and September 16, 2013 meetings. Jen Andrews seconded. The motion passed (4-0).

Agenda Item #3 ~ Other communications/mail

VNRC has scheduled three meetings to “help create a coordinated plan for keeping forests and wildlife habitat intact.”

The CCRPC has scheduled a meeting on Municipal Requirements for Energy Code and

Above Energy Code on October 23.

The Town of Richmond Water Commissioners was holding a special meeting on billing and rate changes on October 14.

Agenda Item #4 ~ Green Mountain Club – Dave Hardy – Proposed Bridge

Dave Hardy met with the PC to provide the Green Mountain Club's comments on a letter from the State about the Interstate 89 bridge/Notch Rd tunnel. The State is in the scoping phase of determining what work to do on the bridge and requested community input on the scope of the project and the impact of a potential closure on the community. He emphasized the need for safe passage of pedestrians, bicyclists and wildlife be considered. The current tunnel is too dangerous (too narrow, too dark and not enough visibility) and pedestrian traffic should increase when the Long Trail Bridge is completed. The PC agreed with Dave's concerns and would pass them along.

Dave Hardy suggested adding the I-89/Notch Rd tunnel to the crossing study currently being done elsewhere on Rt 2.

The PC then discussed its broader concerns regarding the I-89 bridge/tunnel and went through the questionnaire from the State. The main concern was making the tunnel safer (especially for pedestrians, bicyclists & wildlife) with a separate walkway (preferably with a concrete barrier/wall) and lighting. Carol Devlin was authorized to pass comments on to Amy Grover who will respond on behalf of the Town.

Agenda Item #5 ~ Letter of Support for the Green Mountain Club's historic restoration of the Bolton Lodge

Carol Devlin explained that Dave Hardy had requested a letter from the PC in support of a Green Mountain Club grant application for the historic restoration of the Bolton Lodge. Given deadlines and after consultation with Linda Baker and Amy Grover, she sent a letter from the PC to the GMC. Dave explained that the grant would pay for 50% of the restoration and fund raising would pay for the other 50%.

Agenda Item #6 ~ ECOS and Town Plan

ECOS has not sent the book of tools they mentioned at the September meeting. Carol Devlin will check on this.

The PC decided that they would like the ECOS team to write up a document addressing the goals below for discussion at a meeting. The PC's goals are:

- A review of the conditional use standards and subdivision policies, especially with regard to wildlife resources, with recommendations and updates from ECOS.
- A determination of what is and is not covered by the regulations
- Recommended language

Sharon requested that the DRB's goals be combined with the PC's:

- Updated map
- Management strategies for identified resources

Carol Devlin was authorized to send ECOS a request for a written response to the above goals. She will also confirm the deadline for the ECOS project. As the liaison to ECOS, Amy Ludwin will be consulted as to the best way of presenting this request to ECOS.

Agenda Item #7 ~ Any Other Business

Carol Devlin informed the PC that the State of Vermont had requested a meeting with the SB re: the former Lafreniere property and the DRB's decision to reject the State's application for subdivision. Someone from the PC should attend.

Sharon Murray explained the background of the concerns about the property:

- The homestead is on the National Registry & Bolton Seal
- The State has been making a good faith effort to work with the Town to resolve the issues
 - Stabilizing and moving one of the barns
 - Full restoration would take ~\$400,000
- Farmland is in a long-term rental and the State benefits from the rental income
- Not enough land was included with the house/barns on the subdivision application to be considered a farm
- The State wants to maintain access to the river

Sharon Murray identified several options:

- Rezoning
- Adaptive reuse
- Reconfigure it as the historic farmstead with the original boundaries (~40 acres?), including rented farmland

Linda Baker and Rodney Pingree can make either date proposed for the meeting; however, Rodney can only attend the later time (6-8 p.m.). Sharon Murray pointed out that the DRB, including Jen Andrews, must recuse themselves from decisions.

Rodney Pingree and Jen Andrews, if she is available, will attend the October 28, 2013 SB meeting to discuss flood regulations.

The next meeting will be Monday, November 11 at 6:00 p.m.

Agenda Item #8 ~ Adjournment

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

Carol Devlin, Clerk, Planning Commission

These minutes were read and accepted by a quorum of the Planning Commission on:

For the Planning Commission