



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

### **Planning Commission Meeting Minutes**

December 9, 2013  
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: Sharon Murray (DRB)

Clerk: Carol Devlin

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#### **Agenda**

1. Public Comment
2. Minutes – November 11, 2013
3. Other communications/mail
4. CCRPC FY 15 Work Program
5. Report on meeting with the state re: Lafreniere Homestead
6. Any other business
7. 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 November 11, 2013**

Jen Andrews moved that the PC accept the Minutes of the November 11, 2013 meeting. Rodney Pingree seconded. The motion passed (4-0).

#### **Agenda Item #3 ~ Other communications/mail**

Amy Grover is still trying to schedule a meeting for the SB and PC with state and federal representatives. The meeting should be in late January or early February.

So far the SB has looked favorably on the PC's request for a separate budget. The SB is still considering cuts so the final amount is yet to be determined.

The funds for equipment for conference calls have been approved.

Underhill sent us a Notice of Public Hearing re: proposed Bylaw Amendments.

The Science to Action ECOS project final report will be presented Thursday, January 9, 2014 from 6-8 at Smilie. Please bring a snack to share.

Kate McCarthy will provide the final draft of the memo re: guidelines for reviewing the town regulations for the January PC meeting. The PC requested Carol Devlin to invite Kate to either attend the meeting or phone in.

**Agenda Item #4 ~ CCRPC FY 15 Work Program**

The PC asked Sharon Murray and Carol Devlin to look into whether applying to the Unified Program Work Plan (UPWP) is necessary for mapping assistance. If so, Sharon and Carol will write a draft application to present at the January meeting. Other potential projects were suggested: hydrological study of Joiner Brook and a bedrock-aquifer study by the State Geologist.

The PC is interested in investigating grants for planning.

**Agenda Item #5 ~ Report on the meeting with the State re: the Lafreniere Homestead**

Linda Baker reported on the meeting with the SOV re: the Preston-Lafreniere Homestead. The biggest problem is the house has not been lived in for 10 to 20 years. According to town regulations, the homestead needs to include the house, barns and ± 60 acres. The National Register lists it as a homestead (house, barn plus 40 acres), not a farmhouse.

Currently, the farm is rented by Maple Wind Farms. He has a 5 year lease that can be ended at any time. The renter has made improvements to the property: added two wells, irrigation and fencing. The State did not directly address the DRB's concerns as stated in their decision. They discussed options for dividing the property. The State will get appraisals for the various options. The PC also wants the property to remain agricultural, if possible. Money from a sale would go to the VT Housing and Conservation Board.

**Agenda Item #6 ~ Any other business**

The next PC meeting will be Monday, January 13, 2014 at 6:00.

The PC continues to believe that they have kept Flood Regulations at the absolute minimum. After the meeting with the State, the PC would like to distribute an information sheet re: flood regulations that would address frequently asked questions, clear up the misconceptions, and explain the benefits (e.g., the impact on access to flood insurance). The PC asked Carol Devlin to invite Miron Malboeuf, the Zoning Administrator, to the next meeting to provide his insights into the Flood Regulations.

**Agenda Item #7 ~ Adjournment**

The meeting was adjourned at 8:00 p.m.

Bolton Planning Commission Meeting Minutes  
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Carol Devlin  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

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

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Linda Baker

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For the Planning Commission

Revised: 12/16/13 CD