



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

**Planning Commission Meeting Minutes**

March 13, 2017  
Bolton Town Office

Planning Commission Members Present: Linda Baker (Chair, via Skype), Jim Bralich, Rodney Pingree and Deb Shelby

Planning Commission Members Absent: Steve Barner

Also Present: Emily Nosse-Leirer (CCRPC) and Sharon Murray (SB—attended briefly to comment on the Town Plan)

Clerk: Carol Devlin

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**Agenda**

1. Public Comment
2. Additions and Deletions to the Agenda
3. Minutes – February 23, 2017
4. Town Plan – Review Draft to Submit to the Select Board
5. PC Organizational Meeting
6. Other Communications
7. Adjournment

**Call to Order**

Linda Baker called the meeting to order at 6:00 p.m.

**Agenda Item 1 ~ Public Comment**

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

**Agenda Item 2 ~ Additions and Deletions to the Agenda**

The floor was opened to additions and deletions to the agenda. There were none.

**Agenda Item 3 ~ Minutes -- February 23, 2017**

Deb Shelby moved that the PC accept the minutes of February 23, 2017. Rodney Pingree seconded. Motion carried (4-0).

**Agenda Item 4 ~ Town Plan Review Draft to Submit to the Select Board**

The PC went through most of the Town Plan making a number of minor changes and discussing ways of strengthening the language in key sections. Key areas of discussion including strengthening language in sections relevant to Act 250 and Section 248, being more

specific about areas of economic development, considering a commercial overlay district, being more specific regarding energy siting, and limiting development that would increase Bolton's issues with fluvial erosion and stormwater management (particularly in the areas around Joiner Brook).

Sharon Murray briefly attended the discussion and suggested changing the wording of several sections to improve the Town of Bolton's status in Act 250 and Public Service Board (Section 248) hearings. The PC agreed that Sharon should meet with Emily Nosse-Leirer to discuss specific changes. They will do so early the week of March 20, 2017. The PC will hold a special meeting on Thursday, March 23, 2017 and finalize the exact wording before forwarding the plan to the Select Board.

#### **Agenda Item 5 ~ PC Organizational Meeting**

The PC decided on the following:

- The PC will meet on the second Monday of each month.
- PC meetings will follow modified Roberts Rules of Order.
- Jim Bralich nominated Linda Baker as chair. Deb Shelby seconded. Linda Baker was elected (3-0).
- Jim Bralich nominated Rodney Pingree as vice chair. Deb Shelby seconded. Rodney Pingree was elected (3-0).
- Jim Bralich's term expired in March 2017. Linda Baker moved that the PC request the Select Board to appoint Jim Bralich to a three-year term on the PC. Rodney Pingree seconded. Motion carried (3-0).
- Deb Shelby's term expired in March 2017. Jim Bralich moved that the PC request the Select Board to appoint Deb Shelby to a three-year term on the PC. Linda Baker seconded. Motion carried (3-0).
- The PC will begin looking for new members after the Town Plan has been adopted.
- Future meetings
  - The PC will have a special meeting on Thursday, March 23, 2017 to discuss proposed changes to the Town Plan.
  - The PC will NOT be meeting Monday, April 10, 2017.

#### **Agenda Item 7 ~ Other Communications**

There were none.

#### **Agenda Item 8 ~ Adjournment**

Deb Shelby moved that the meeting be adjourned. Rodney Pingree seconded. Motion carried 4-0. The meeting adjourned at 8:30 p.m.

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:

3/23/17

Rodney Pique  
For the Planning Commission