



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

Planning Commission Meeting Minutes

November 28, 2016
6:00 p.m.

Planning Commission members present: Linda Baker (Chair), Steve Barner, Jim Bralich and Rodney Pingree

Planning Commission members absent: Deb Shelby

Also Present: Emily Nosse-Leirer (CCRPC)

Clerk: Carol Devlin

Agenda

1. Public Comment
2. Additions and Deletions to the Agenda
3. Minutes ~ November 14, 2016
4. Community Forum
5. Land Use
6. Review and Hearing Process
7. Future Meetings
8. Other communications/mail
9. 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 were none.

Agenda Item 2 ~ Additions and Deletions to the Agenda

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

Agenda Item 3 ~ Minutes ~ November 14, 2016

Carol Devlin explained that she corrected the minutes on page 2 to read "Notch and Stage Roads" instead of "Notch and State Roads". Rodney Pingree moved that the PC adopt the minutes of November 14, 2016 as corrected. Jim Bralich seconded the motion. The motion carried (4-0).

Agenda Item 4 ~ Community Forum

Emily Nosse-Leirer explained the plan for the forum that the Advisory Group had worked out. The PC discussed options for getting feedback. There were concerns about how much time it would take to prioritize over 60 objectives. Strategies for making the task more manageable and staying focused were worked out. The PC then went through the objectives that will be handed out to the forum participants.

Since the Select Board and the Conservation Commission are unable to attend the forum, the PC will forward the prioritized objectives and each board's action items to individual board members for comment. Unfortunately, the turnaround will be short because the PC will need a complete draft to warn the first hearing on the town plan.

Agenda Item 5 ~ Land Use

The PC discussed the Land Use Section. The discussion included:

- Refining language.
- Development possibilities, particularly in West Bolton.
- State designation of the Village District or West Bolton as a "Village Center".
- Potential zoning changes and making sure that the plan provides the foundation for making those changes when the PC reviews the Bolton Land Use and Development Regulations (aka zoning regulations).

Agenda Item 6 ~ Review and Hearing Process:

Emily Nosse-Leirer will go into more detail on the review and hearing process at the December 12 meeting. For now, the priority is to complete the draft of the plan 30 days before the first hearing and warn the hearing which is tentatively scheduled for Monday, January 23, 2017.

Agenda Item 7 ~ Future Meetings:

- Community Forum – Monday, December 5, 2016
- Special PC Meeting in December – Monday, December 5, 2016 (AFTER FORUM)
- PC Meeting in December – Monday, December 12, 2016

Agenda Item 8 ~ Other communications/mail

There were none.

Agenda Item 9 ~ Adjournment

Jim Barner moved that the meeting be adjourned. Steve Barner seconded. Motion carried 4-0. The meeting adjourned at 8:08 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:

December 12, 2016

Linda Baker

For the Planning Commission