

Town of Bolton  
Planning Commission Special Meeting Minutes  
May 15, 2018

Planning Commission Members Present: Deb Shelby, Evan DesLauriers, Kaelyn Modrak

Board Members Absent: Linda Baker, Steve Barner

Also present: Mike McKeown, Paula Gervia, Amanda Rooney-Wheelock

Acting Clerk: Amy Grover

1. The meeting was called to order by Deb Shelby at 7:04 p.m. with thanks to Smilie School for hosting the event.
2. Public Comment: none.
3. Additions or Deletions to the Agenda: none
4. General Business: General overview of current Zoning Districts for the Route 2 area, identifying challenges with respect to the regulations and receiving community input.
  - Attendees provided brief introductions and noted their thoughts, concerns and issues:
    - ✓ Flood hazard regulations – onerous and stringent.
    - ✓ DRB process for the homes that had/have approved FEMA elevation applications is requiring duplicitous review; conditions were clearly outlined in the extensive approved FEMA application.
    - ✓ Bolton did not dispute the higher (4 feet+) Winooski River Base Flood Elevation (BFE) post Irene. Both Richmond and Waterbury successfully disputed their higher BFEs.
    - ✓ The town's response to any development in the floodplain under a previous ZA was "no," when there were avenues for development.
    - ✓ Floodplain designation in relation to flood insurance rates, and flood insurance rates in relation to homes that have been elevated above the BFE.
    - ✓ Setbacks for structures of any kind that predate the start of zoning (1989) are now "trapped" with respect to the zoning regulations. I.e. a development proposal (porch) was 12" out of conformance – the development required DRB approval, cost \$500 and took 6 months for approval. There should be an avenue for these structures; grandfathering does not provide this.
    - ✓ Waiver criteria – if the criteria are met, why can't the ZA issue an administrative permit, why does it then also require DRB approval? Simplify the regulations and the process to allow for administrative approval when waiver requirements have been met.
    - ✓ Noncompliance and non-compliance formulas, difficult to comprehend and require DRB approval; again, overly complicated.
    - ✓ It is very important to understand that customer service is a very important piece of the ZA position.

- ✓ Differences in DRB cultures across Chittenden County and differences in level of “helpfulness” by different towns’ DRB’s to applicants.
- ✓ How do we make the process easier and the regulations less complicated?
- ✓ Allow the ZA to be the ZA - there is no reason to overcomplicate something that is simple.
- ✓ A bike path on Route 2 – widening Route 2 is **not** desired.

Deb Shelby noted that changes currently being made to the Bolton Land Use and Development Regulations (BLUDRs) include statutory "housekeeping" items and changes with respect to development; non-conformity with a waiver provision, with hope that the waiver is a step in the right direction.

There were no additional comments.

5. Deb made the motion to adjourn the meeting at 8:20 p.m. Kaelyn seconded. All were in favor and the motion passed.

Attest: Amy Grover, Acting Clerk

Minutes are unofficial until approved. These minutes were read and approved by the Bolton Planning Commission on:

June 12, 2018

  
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For the Commission