

Town of Bolton  
Planning Commission Special Meeting Minutes  
June 19, 2018

Planning Commission Members Present: Linda Baker, Steve Barner, Deb Shelby  
Board Members Absent: Kaelyn Modrak, Evan DesLauriers  
Also present: Rod & Doris Wheelock, Ron Lafreniere, Sharon Murray, Bob  
Fett, Harv Lawrence, Jim & Kim Kilpeck  
Acting Clerk: Amy Grover

1. The meeting was called to order by Deb Shelby at 7:07 p.m. with thanks to the Kilpecks for hosting the event in their barn.
2. Public Comment: none.
3. Additions or Deletions to the Agenda: none
4. General Business: Invitation to share experiences and identify challenges with respect to the zoning regulations.
  - Attendees provided brief introductions and noted their thoughts, concerns and issues:
    - Let people know the average length of time the permitting process takes; from the application to being issued the permit. Incorporate that information into the form, or provide in some avenue (FAQs page? Website?) so that folks are aware and plan accordingly.
      - PC response: create a zoning page to with accessible, easily understood information (post on the website, include in the Gazette) to help folks understand the process and move it forward – especially important for people who rarely seek a permit. People do not realize the process can take months.
    - Permitting required three variances, engineering and a 6-million-dollar insurance policy for drilling and blasting. Issues with previous already approved permit for a garage, was later told it was non-compliant due to setbacks required from the brook, and it was never built. Hope when the time comes to sell the property, the garage will be allowed to be built.
      - Sharon noted that the lot purchase predated zoning and once zoning went into effect, the lot became non-conforming. The 2005 zoning regulations allow the town to grant waivers, and that the DRB and PC are working on addressing non-conformities. Development will require DRB approval.
      - Deb suggested the property owner meet with PZA when the position is filled, and that the PC is taking waivers into consideration.
    - Deed for land stated no modular homes and mobile homes, only stick built, yet neighbors put in a mobile home. Hope that the property is marketable and sellable.
      - Sharon noted deed covenants are not enforceable by the town.
    - There is a sense that folks who follow the zoning rules get penalized and those who don't get away with it as enforcement is lacking.
      - Sharon noted enforcement is difficult due to staffing constraints, and that folks could simply be unaware of the regulations, and that part of the VT culture is

doing as one wishes with one's land. The DRB appreciates folks that do come in as required and recognize that it is a process.

- Provide a welcome packet to new residents include zoning information.
  - Deb noted the BCN includes a welcome wagon component and that she would also follow up with the ERC.
- The process can deter people from following the regulations, especially the costs, if you don't have the cash to do what is expected – it's overkill.
- There is an issue with different interpretations of the regulations by different people – staff and volunteers.
- The subdivision process was expensive and difficult; engineering was required to design the driveway to meet town requirements and cost 16K – creating a driveway to comply with slope provisions and road frontage was very difficult.
  - The PC noted that a lot of research went into the steep slopes provision.
  - Sharon noted that the PUD provision is a more complicated process but allows for transfers of densities and gives more flexibility.
- There are a lot of regulations and some of them are tough.
- Difficulty in general with the regulations as Bolton has many pre-existing lots/buildings/conditions (predating zoning).
- Some zoning areas make more sense than others.
- Consider different requirements for road surfacing at different grade percents – urge owners to think about surfaces and washouts.

Additional discussion included:

- Water quality and the upcoming Municipal Roads General Permit that the town will be required to comply with.
- Traffic and speeding on Duxbury Road; the posted speed limit, roadside litter, increased usage of the area, reducing speeds on dirt roads to 30 mph, road classes, speed bumps, and Kilpecks' previous offer to purchase speed bumps.
  - Sharon noted Richmond Police Department is in a discussion with their town regarding the viability of the department, if they will continue to provide speed control services to Bolton (which are budgeted for in FY 18-19), and that the town could review the use of speed bumps.
  - Suggestion to use camera technology; enforce speed limits and capture nefarious activity. Noted: state law probably does not allow police to issue tickets from citizen data. Suggested that the Select Board to look into costs for speed control units again.

Park and Ride discussion:

- No, we don't want a park and ride and the riff raff and crime that comes with it.
- Why would it make sense to have a park and ride in Bolton - we don't have access to I89. You have to go to Richmond or Waterbury for access.
- VTrans parking lot at the bottom of the BV Road - use for BV in the winter, overcrowded by Pothole users in the summer, an issue for that residential neighborhood.

- Maintenance costs are a concern: paving, lights, plowing, abandoned vehicles.
- Doesn't make sense to have a park and ride on Duxbury Road.
- Folks can already park at school, fire station, year around.

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 in making it easier for people to live in Bolton. The PC will be applying for grant funding to do another set of changes; larger issues such as revisiting district requirements.

There were no additional comments.

5. Steve made the motion to adjourn the meeting at 8:30 p.m. Linda 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:

July 10, 2018

  
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For the Planning Commission

