

1 **Proposed Amendment # 6: Technical Corrections**

2 **Section 3.5 Height Requirements**

3 1) (4) structures subject to review by the **Vermont Public Utilities Commission** ~~Vermont~~  
4 ~~Public Service Board~~, including wind generation and electrical transmission towers,  
5 which are exempted from these regulations (see Section 4.17);

6 **Section 3.12 Performance Standards**

7 (c) Agricultural operations shall at minimum observe ~~Accepted Agricultural Practices (AAPs)~~ **Required**  
8 **Agricultural Practices” (RAPs)** as defined and administered by the Vermont Agency of Agriculture  
9 (see Section 9.2).

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11 **Section 4.17 Public Facility or Utility**

(C) In accordance with the Act [§ 4413(b)], public utility power generating plants and transmission  
| facilities regulated by the ~~Vermont Public Service Board~~ **Vermont Public Utilities Commission** (under 30  
V.S.A. § 248) are specifically exempted from municipal land use regulations. This includes wind  
generation facilities that are “net metered” and connected to the electric grid.

(D) Public facilities and utilities located within Flood Hazard Area Overlay Districts (Special Flood  
Hazard Areas) which are subject to municipal regulation must meet applicable requirements for such  
| facilities and utilities under Section 5.5. ~~[Amended effective 8/9/2010].~~ **State-owned and operated institutions**  
**and facilities are specifically exempted in accordance with the Act [§4413(a)].**

(E) New critical public facilities, as defined under Section 10.3 for flood hazard area management  
purposes, shall not be located within a Flood Hazard Area Overlay District, including Special Flood  
Hazard Areas (100-year floodplain) or areas with a 0.2% chance of flooding annually (500-year  
floodplain) as shown on National Flood Insurance Maps. ~~[Amended effective 8/9/2010.]~~

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Bolton Land Use and Development Regulations Proposed Amendments



5.1 DEVELOPMENT REVIEW APPLICATION MATERIALS			
Required Information (unless waived)	Site Plan Review	Conditional Use Review	Flood Hazard Area Review
Names, addresses of property owner(s) of record and persons preparing the application	Y	Y	Y
Names, addresses of the owner(s) of record of adjoining and facing properties; proof of notification of adjoining property owners	Y	Y	Y
Project description (summary, one page maximum)	Y	Y	Y
Site location map showing project location in relation to town roads, surface drainage and adjoining and facing parcels	Y	Y	Y
Copy of an approved subdivision plat showing the lot to be developed and any applicable development restrictions or conditions of subdivision approval (for lots within approved subdivisions)	Y	Y	Y
Statement of compliance with all applicable zoning district standards including overlay district and specific use standards	Y	Y	Y
Site plan, drawn to scale, prepared by a registered land surveyor, civil engineer, architect, landscape architect or other person(s) approved by the Board, showing as applicable:	Y	Y	Y
1. Date, scale, north arrow, title block, preparer information	Y	Y	Y
2. Legal property boundaries	Y	Y	Y
3. Zoning district boundaries (inc. designated flood hazard areas)	Y	Y	Y
4. Required setbacks and designated building envelope(s), if any	Y	Y	Y
5. Existing site features: topography including 5ft contours, steep slopes (15% to 25%) very steep slopes (>25%), prominent ridgelines and hill tops; land use/cover, including tree lines, surface waters, wetlands, shorelines, and associated setback and buffer areas; critical wildlife habitat areas; existing structures (e.g., buildings, walls, fence lines, signs); known historic sites and structures; parking, loading and service areas; roads and driveways; utility corridors; water supply and wastewater system locations; rights-of-way and easements	Y	Y	Y
6. Proposed land uses and structures (footprints); accesses, driveways, and pedestrian walkways; parking, loading and service areas; utility corridors; water supply and wastewater system locations; rights-of-way and easements	Y	Y	Y
7. Proposed site grading and drainage	Y	Y	Y
8. Proposed landscaping, screening, outdoor lighting and signage	Y	Y	
9. Channel, floodway and base elevations			Y
Photographs of the site	Y	Y	
Traffic (trip) generation rates and circulation patterns	Y	Y	
Draft legal documents (e.g., proposed easements, improvement, development and/or maintenance agreements)	Y	Y	
Construction schedule, including the sequence and timing of proposed site development and related improvements	Y	Y	Y
<u>Letter of Intent from the VT Agency of Transportation (applies to all proposed site plans involving access to a State highway)</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
The following information, as applicable for a particular use or zoning			