

Town of Bolton  
Planning Commission Minutes  
July 16, 2019

Board Members Present: Linda Baker, Deb Shelby, Steve Barner, Kaelyn Modrak, Evan DesLauriers

Planning and Zoning Administrator: Larry Lewack

Clerk: Paula Gervia

**1. Meeting was called to order by Linda at 6:03 pm.**

**2. Additions or Deletions to the Agenda**

Larry has potential conflict about future meetings on the second Tuesdays of the month. Committee agrees to move meeting days to the third Tuesdays of the month. Paula will contact Town Office with the change.

**3. Public Comment**

None.

**4. Approval of Past Meeting Minutes**

Deb made the motion to approve minutes of 06-25-19, Evan seconded, motion was approved (5-0).

**5. General Business**

- BLUDRs Review
  - Deb and Steve discussed mapping issues regarding research for animal corridors. Noticed some inconsistencies between zoning map and town plan map. Discussion re: labeling of maps with forest vs. conservation land. Current zoning map on the website is accurate. Map should be a reflection of each of the zoning districts. Actual definitions of what is allowed in each zoning district is found in the tables following the map.
    - Five areas highlighted to address for creating animal corridors. Deb will speak with town and property owners about these considerations. Parcel #5 - recommendation to change some of the parcel to conservation land. Parcel #1 - recommendation to change to forest land. Parcel #3 - recommendation to change to forest land. Parcel #4 - recommendation to change to forest land. Parcel #2 - recommendation to change some of the parcel to forest land.

- Accessory Dwelling Units (ADU) - changes to allowable size of ADU. Also clarification of definition of portable ADU (tiny house).
  - Building in surface water and wetlands - changes to make unpaved paths and landscaping automatically allowed (without review by DRB).
  - Boundary adjustment rules - changes to clarify language and remove connection to subdivision rules.
  - No changes to setback requirements for trailer park, setback requirements for accessory structures, or temporary structures.
  - Accessory on-farm business - clarify language.
  - Salvage yards - no new salvage or junk yards allowed. May come back to this point.
  - Forest district and conservation district definitions - elevation or meeting one of tiered ecological priorities.
- Municipal Grant - Bolton Valley Master Plan Project
    - Survey for Bolton Valley residents is underway.

## 6. Other Business

- Next board meeting scheduled: August 13, 2019
- Items for next agenda: BLUDRs, Municipal Grant
- Other communications: CCRPC is creating new maps for bridges, culverts and roads.

## 7. Adjournment

Kaelyn made the motion "to close the meeting", Deb seconded, no further discussion, all in favor and motion passed (5-0) at 8:09 pm.

Attest: Paula Gervia, Clerk Minutes are unofficial until approved.

These minutes were read and accepted by a quorum of the Planning Commission on:

August 13, 2019.

Linda L. Bates

For the Planning Commission