

Town of Bolton  
Planning Commission Special Meeting Minutes  
Fireside Lounge, Bolton Valley Resort  
September 24, 2019

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

Planning Commission Members Absent: Steve Barner

Acting Clerk: Amy Grover

Also Present Residents: Adam Tuznik, Amy Connell, Anastasia Grechen, Armand Bernagozzi, Audrey Winograd, Bill Burnett, Brian Drinkwater, Colleen Perry, Chris Whitman, Dominic Ayer, Duncan Galbraith, Eric Lister, Erin Douglas, Ernest Chip Levesque, Giselle Lopez, Gwen Kozlowski, Janet Deslauriers, Jason Bednoz, Jeff Downs, Jeremy Raymond, Jessica Johnson, Joe Crosier, Joe Drenzo, John Tschernenko, Jon Duncan, Joseph Terranova, Justina George, Kaitlyn Fowle, Karene Cox, Kelly Osgood, Kris Duke, Lars Gange, Lindsay DesLauriers, Lynda DesLauriers, Lyressa Osgood, Natasha Bogar, Mark Stanton, Paul Hayes, Ralph DesLauriers, Rebecca Duke, Rita Kelly, Rob Pitone, Ross Thompson, Sarah Harissis, Sonia Samalis, Steven Donovan, Tammy Coe, Tammy McGurriman, "Taylor", Todd Kiel, Vincent Curtis Hunter, Will Donahue, + 1 illegible

Also Present Businesses: Lotus Lodge – illegible + Wasaka, Dahveed Montane

Also Present Representative Tom Stevens

Also Present PlaceSense and VHB: Brandy Saxton, Mark Hamelin, Peter Smiar

**1. The meeting was called to order by Linda Baker at 6:07 p.m. with a quorum of four members present.**

**2. Additions or Deletions to the Agenda:** None.

**3. Public Comment** (other than the Bolton Valley Village/Master Plan Project): None.

**4. General Business**

- Brandy Saxton, PlaceSense, gave an overview of the evening's presentation and study area.

- Presentation information included; the area involved, review of maps (state land vs. private land), current land use and values, commercial uses, housing, rental vs. owner occupied properties, sales, Bolton Valley within the Town Plan, zoning impacts and barriers.
  - Residents' survey: 141 responses with noted drivers as their reasons to live at Bolton Valley as: outdoor recreation & location. Surveys supported Bolton Valley as a four season destination, with conflicting responses regarding stronger economy and additional development. Top concern noted was water and wastewater.
  - Attendees broke out into small groups to answer specific questions regarding visions for Bolton Valley and shared their answers with the whole group of attendees, followed by a group discussion/question and answer period.
  - Lindsay DesLauriers gave a brief overview of the Community Development Grant Award for Bolton Valley and Bolton Valley Community Water & Sewer, supported by the town.
  - Brandy Saxton noted there would be a follow up (early 2020) community meeting with a compilation of recommendations taken from the evening's comments and discussion for drafting an overall Master Plan vision.
- 5. Adjournment:** Deb Shelby made a motion to adjourn the meeting. Kaelyn Modrak seconded. There was no further discussion, all were in favor (4-0) and the motion passed at 8:25 p.m.

Attest: Amy Grover, Acting Clerk.

Minutes are unofficial until approved.

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

October 15, 2019,  
Linda R Baker  
 For the Planning Commission