

Town of Bolton  
Special Meeting  
(as it does not fall on third Tuesday of the month)  
Planning Commission Minutes  
December 9, 2019

Board Members Present: Linda Baker, Evan DesLauriers, Steve Barner  
Board Members Absent: Deb Shelby, Kaelyn Modrak  
Planning and Zoning Administrator: Larry Lewack  
Clerk: Paula Gervia

**1. Meeting was called to order by Linda at 6:00 pm.**

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

Recognition of the years of service of Linda Baker. Thank you and congratulations on your retirement!

**3. Public Comment**

None.

**4. Approval of Past Meeting Minutes**

Steve made the motion to approve the minutes of 11-19-19, Evan seconded, motion was approved (3-0).

**5. General Business**

- New member interest
  - Discussion on how to recruit new members. Current board members will reach out personally to town members to gauge interest.
- Energy Committee draft documents
  - Review of 2017 Town Plan with suggested edits re: addition of energy component. Energy Committee and CCRPC have worked on plan.
  - Evan made the motion to accept proposed edits/additions of energy components to Town Plan, Steve seconded and motion passed (3-0).
- BLUDRs review
  - Discussion of proposed timeline for decisions and public hearings for suggested revisions that have been reviewed and discussed previously.
  - Steve made the motion to adopt revised Zoning District Map, including expansion of Village District, and Forest Districts from the 2017 zoning map, Evan seconded and motion passed (3-0).

- Evan made the motion to accept all zoning bylaw amendments proposed, Steve seconded and motion passed (3-0). Amendments include revisions to accessory dwelling units, surface water and wetlands setbacks, boundary adjustments, accessory on-farm businesses, energy efficient design, eliminate salvage yards, changes to zoning district map.
- Steve made the motion to adopt report from CCRPC (cover memo) re: bylaw changes, Evan seconded and motion passed (3-0).
- Larry reviewed timelines for hearings. He will take lead on advertisements for hearing. Next scheduled PC meeting is January 21 which could be date for public hearing.
- Municipal Grant - Bolton Valley Master Project
  - Brandi (PlaceSense) has sent out surveys for more community input.

## 6. Other Business

- Next board meeting scheduled: January 21, 2020
- Items for next agenda: BLUDRs Public Hearing, Municipal Grant
- Other communications: None

## 7. Adjournment

Steve made the motion "to close the meeting", Linda seconded, no further discussion, all in favor and motion passed (3-0) at 8:10 pm.

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

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

  
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1-21-2020  
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For the Planning Commission