



Town of Bolton

NOTICE OF PUBLIC HEARING

Bolton Planning Commission

3045 Theodore Roosevelt Hwy.

Bolton, Vermont 05676

The Bolton Planning Commission will hold a public hearing on **Tuesday, January 21, 2020** at 6:00 pm at the Bolton Town Office to obtain public feedback regarding proposed amendments to the 2017 Municipal Plan, and proposed amendments to the Bolton Land Use and Development Regulations.

The two proposed Municipal Plan amendments are a revision & expansion of the Energy Use and related sections of the town plan, and a change in our Bolton's current zoning map boundaries. **Proposed Plan amendments would:**

- 1) Strengthen the town's commitments to reduce energy consumption overall, and take on a more ambitious agenda in meeting state renewable energy plan goals by enabling expansion of the town's renewable energy generation capacity.
- 2) Adjust and expand the boundaries of the town's Forest District and Conservation District to improve protections for existing contiguous forest blocks, and provide increased connectivity for wildlife habitat. It would also expand the Village District to encompass several existing small, non-conforming lots along the south end of the Bolton Valley Access Road, to provide regulatory relief to property owners in that area who want to expand homes or accessory structures.

Proposed amendments to the Bolton Land Use and Development Regulations would:

1. Improve the protection and review of natural resources identified in the 2017 Bolton Town Plan.
2. Lessen the need for DRB review of certain projects by
 - a. allowing administrative approval of boundary line adjustments
 - b. allowing administrative approval of low impact recreation paths and tree removal within stream buffers
 - c. rezoning pre-existing nonconforming parcels along Bolton Valley Road to decrease their required minimum lot sizes.
3. Disallow motor vehicle salvage yards as a conditional use in town.
4. Encourage energy efficiency in building design.
5. Allow for larger accessory dwelling units as associated with primary dwelling units of 1,400 sq. ft. or less and clarify the treatment of accessory dwelling units on wheels ("tiny houses").

Copies of the proposed amendments are available for inspection at the Bolton Town Office 3045 Theodore Roosevelt Highway (RT 2) Bolton, VT 05676, 8:00 am to 4:00 pm, Monday to Thursday, except holidays, and on the Town's website at <http://boltonvt.com/>

The hearings are open to the public. If you cannot attend the hearing, comments may be made in writing prior to the hearing and mailed to: Zoning Administrator, 3045 Theodore Roosevelt Highway (US Route 2), Bolton, VT 05676, or via email to: zoningbolton@gmavt.net.