

Town of Bolton
Planning Commission Minutes
June 16, 2020

Board Members Present: Kaelyn Modrak, Evan DesLauriers, Steve Barner

Board Members Absent: Mike O'Malley

Planning and Zoning Administrator: Larry Lewack

Clerk: Paula Gervia

1. Planning Commission meeting was called to order by Evan at 6:20 pm (technical difficulties getting started).

2. Additions or Deletions to the Agenda

Thank you to Larry for his time as Planning and Zoning Administrator - he will be leaving Bolton for a new full time job in Charlotte. Quick discussion about the hiring process for his replacement. Advertisements going out and committee being formed.

3. Public Comment

None.

4. Approval of Past Meeting Minutes

Kaelyn made the motion to approve the minutes of 06-02-20, Evan seconded, motion was approved (3-0).

5. General Business

- New Members
 - No new inquiries received for joining the commission. Suggestion for advertising on Front Porch Forum and Bolton Gazette.
- Municipal Grant
 - Brandi made postcard to promote the website and documents in draft plan and had them mailed to everyone in town. How to support the public that don't have adequate internet access to view the materials - decided to make a few copies and distribute them to Bolton's Own Little Libraries across town.
 - Virtual meeting scheduled for June 24th. Interactive format for questions/answers.
 - Brandi will need to complete the final product of the plan by July 15th. Hoping for it to be in sooner so the planning commission can review. Town will then send in a completion report to the state indicating the project is done with a final request for reimbursement.

- BLUDRs Planning Session
 - Larry reviewed his priority issues/topics for 2020 amendments.
 - Redefine private roads as any access which serves three or more properties (to conform with state e-911 standards). Current threshold (sec 3.2) requires private roads for serving four or more.
 - New section in Article 9 to define a process to amend DRB-approved conditional uses, subdivisions and site plans (so applicants don't need to re-apply and restart the whole process to change any conditions).
 - More flexible steep slopes rules (e.g. allow access across slopes of 15% up to ___% if it allows property owners to access a buildable area of ___ acres or ___% of their property, whichever is less). This topic has been coming up at DRB meetings.
 - Add zoning ticketing to sec 9.7 options for enforcement of zoning violations (supported by SelectBoard).
 - Redefining zoning per recommendations of Bolton Valley Village Master Plan. (Will need to adopt Master Plan into the Town Plan.)

6. Other Business

- Next board meeting scheduled: July 21, 2020
 - Public engagement meeting: June 24, 2020
- Items for next agenda: new members, PZA position, municipal grant, BLUDRs
- Other communications: None.

8. Adjournment

Kaelyn made the motion “to close the meeting”, Evan seconded, no further discussion, all in favor and motion passed (3-0) at 7:51 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 18, 2020.