

Town of Bolton
Planning Commission Minutes
SPECIAL MEETING
as it does not fall on the third Tuesday of the month
June 24, 2020

Board Members Present: Mike O'Malley, Kaelyn Modrak, Steve Barner, Evan DesLauriers

Planning and Zoning Administrator: Larry Lewack

Guests: Brandy Saxton, Presenter

Amy and Tim Grover, Christine Geiler, Andrew Pond, Amy MacCormack, Andy, Ralph Delauriers, Joseph Terranova, Brian Drinkwater, Megan Murphy, Cecilia Polansky, Wendy Hoffman, Carson Forster, Matt Morrisette, Holly Dolan, Stephen and Liz Styer, Jeff, Spencer Nowak, H&A, Amy Beth, Anastasia, caller 8, Tony Barbagallo

Clerk: Paula Gervia

1. Planning Commission meeting was called to order by Evan at 6:05 pm.

2. Additions or Deletions to the Agenda

None.

3. Public Comment

None.

4. General Business

- Municipal Grant Presentation and Question/Answer
 - Gathering information and framing ideas for a draft of the Bolton Valley Master Plan. Website <https://placesense.com/bolton-valley/> has a video presentation summarizing the plan, a downloadable copy of the plan, and a survey.
 - Brandy Saxton presented a conceptual master plan to show what could be done, what is feasible, and how the purpose and goals of the plan could be implemented. Maps from the presentation show various possibilities of adding new commercial buildings and streetscaping for a pedestrian oriented feel to the Main Base Area, addressing storm water with green space and a designated walkway through the parking lot, updating hotel, additional housing, including employee housing, and some underground parking recommendations.
 - **Questions:**

- If there were to be future developments, would it need to be energy efficient/renewable energy? That is under the purview of other entities of state and town.
- Glamping cabins or tents sited trailside are closely situated near residential homes. What consideration is being given to open air lodging and challenges they may present to residents? Worry about these areas becoming “party platforms”. Clarification would likely be adventure camping rather than “glamping” sites.
- Much development is limited by sewer and water capacity. Are there plans to highlight what improvements have been made to the system and what the allocation formula would involve - with BV water and sewer company? Water and sewer company should establish a formula for available capacity once planned upgrades and repairs are complete.
- Significant concerns about proposals in relation to water and wastewater. Recent road refinish already has a new dig in it for water repair. If we can’t handle the current pieces in front of us, how can we handle additional developments?
- Is a water meter a part of this plan? Or being considered by the water and sewer company? Water and sewer company is considering this. Also Bolton Valley has received a grant from the State to review water plan.
- Update the exit numbers noted within Master Plan - Waterbury exit is Exit 10, not Exit 12.
- There is not enough parking now, what is the plan regarding this with the proposals? Some ideas can be found in the plan. Idea to not increase surface parking, but have underground parking where feasible with new buildings. Also parking off Route 2 with a shuttle system.
- Numerous problems with water and sewer over the years with various owners. Have been various violations with the system over those years, as well as high increases in rates. Need to consider the current residents of Bolton Valley area before looking at future development. Feels like current residents are paying for future development through the water and sewer rather than just paying for upgrades needed for residents themselves. Also concerned with current Bolton Valley owners/investors as part of two different town boards and potential conflict of interest as they are investors in business and water and sewer. Clarification that the water and

sewer upgrades are for residents' needs, but can also be beneficial for the future. Not currently increasing capacity.

- How would you propose keeping tenting areas sanitary and prevent erosion? Erosion situation behind Wentworth is already out of control. Concern about living in an “open sewer area from tent sites” with waste running into yards. Clarification again about adventure camping rather than “glamping” and suggestions for compostable toilets.
 - How tall would condo buildings planned for tennis courts be? Also would like to see a dog park built into the plans. Don't think there was any consideration beyond 3-story buildings. Want to keep the views and aesthetics of the mountain.
 - Appreciate four season resort with mountain biking and disc golf. Concern about increased traffic and mixed use format with increased conflicts (bikes ride through golf course). Also dogs off leash as conflicts with increased traffic and use.
 - If picnic and gardening areas were to be developed, would a tree line remain along the access road to hide buildings?
 - Need clarification on proposed zoning changes. How is area currently zoned and what are proposes/changes? Summary of changes are on page 16 of the plan. Zoning changes would be needed to allow growth at the resort and new housing as envisioned in the plan. Question about why one would get rid of the conservation area as the map shows proposed change of conservation/forest lands as new resort recreation land. Land is currently being used for ski trails. The resort recreation would still have some restrictions on them.
 - Comments from community members - dead set against rezoning the conservation land. Concern about the ability for the 4x4 school to access the ridgelines and significant erosion that has and will continue to happen. Act 250 concerns connected to this. Many concerns about violations of current use. Suggestion to keep records of concerns with evidence and present to town. If standards can't be held with current use, how can we expect it to be any different in the future with more mixed use?
- Larry reviewed the extensive process beyond the conceptual ideas. Any adoption of a plan into the Bolton Town Plan would go through various meetings with additional town boards with multiple opportunities to offer public input. What ends up proposed and built will be up to the investors.

This conceptual plan is just one example of what a build-out might look like and it was not created by the actual investors of Bolton Valley owners.

5. Adjournment

Evan made the motion “to close the meeting”, Steve seconded, no further discussion, all in favor and motion passed (4-0) at 7:40 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.