

Town of Bolton
Planning Commission Minutes
December 8, 2020

Board Members Present: Evan DesLauriers (Chair), Kaelyn Modrak, Steve Barner, Adam Beaudry

Planning/Zoning Administrator: Jon Ignatowski

Clerk: Carol Devlin

- 1. The Planning Commission meeting was called to order by Evan at 6:05 p.m.**
- 2. Additions or Deletions to the Agenda.** There were none.
- 3. Public Comment.** There were none.
- 4. Approval of Past Meeting Minutes.**

Steve made the motion to approve the minutes of November 10, 2020, Kaelyn seconded. Motion carried (4-0).
- 5. General Business**
 - **New Member(s)**
 - The PC welcomed new member, Adam Beaudry. Everyone introduced themselves. The PC is still one member short and recruitment needs to continue.
 - **Unified Planning Work Program (UPWP) FY 2022 Projects**
 - Carol explained that the UPWP is the Chittenden Regional Planning Commission's (CCRPC) detailed plan for their work for an entire year. It allocates hours, people, and resources for all the projects they do.
 - The PC decided to focus this year's application on redistricting Bolton Valley and updating the BLUDRs re: steep slopes and giving the DRB the ability to amend permits.
 - **BLUDRS**
 - The 2019 updates will go through the Select Board approval process in January. [Note: Hearing is January 18, 2020.]
 - Adam and Jon explained that the DRB had recently had a couple of instances in which a property owner wanted to expand or amend the scope of a permit, but since the DRB does not have the ability to amend permits, the property owners were required to go through the complete DRB process as if they were starting the project from the beginning.
 - 2021 focus will be on steep slopes and trails, especially parking. The group discussed Jon's report on trails and his recommendation that the

BLUDRs be revised to have trails that will have a parking impact referred to DRB review. Parking is a growing issue for recreational trails. The PC will invite Amy Ludwin, chair of the Conservation Commission, to attend a PC meeting early in 2021.

- PC members should bring other ideas for 2021 BLUDRs revisions to the January meeting.
- **Bolton Valley Redistricting** – The PC decided to include a request for assistance with the redistricting of Bolton Valley based on the Bolton Valley master plan in the CCRPC UPWP (see above).
- **PZA Action Updates**
 - 3 permits have been issued
 - The PC thanked Jon for his thorough and educational report on trail regulations.
- **Annual Report** – Evan is writing the annual report.

6. Other Business

- Next PC Meeting – Tuesday, January 12, 2021
- Items for next agenda: New Members, UPWP, BLUDRs, Bolton Valley Redistricting, and PZA Update.
- Other Communications – The PC received a 45-day Advance Notice of CPG Application for the Bolton Solar, LLC project on Rt. 2.

7. Adjournment

Kaelyn made the motion to adjourn, Adam seconded. Motion passed (4-0). Meeting was adjourned at 7:35.

Attest: Carol Devlin, Clerk

These minutes were read and accepted by a quorum of the Planning Commission on January 12, 2021.