



TOWN OF BOLTON
3045 Theodore Roosevelt Highway
Bolton, VT 05676

Bolton Development Review Board
Approved Meeting Minutes
February 25, 2021
Virtual Meeting (online)

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Present:

Members: All via remote – Steve Diglio, Adam Beaudry, Rob Ricketson, Adam Miller, & Spencer Nowak (DRB alternate)

Staff: All via remote –Jonathan Ignatowski (Planning and Zoning Administrator and DRB Clerk)

Public: All via remote – John Durochia, Jonathan Tomb, John Wilson, Nathan Waite, Sarah Schlein, John Stuart, Ethan Bogar, Ryan Kopuski, Richard Weston, Adam Miller, Lindsay DesLauriers

Posted Agenda:

- 6:30 PM** **Introductions, adjustments to Agenda & Public Comment**
- 6:35 PM** **Warned Public Hearings:**
 - Application 2021-08-DRB; Conditional Use Review**
Applicant & Owner: Richard J. Weston. Request Conditional Use approval to build 1,844 sq. ft. single family dwelling at 1811 Happy Hollow Rd. The property is located in the Forest Zoning District. (Tax Map # 12-4101901).
 - Application 2021-09-DRB; Conditional Use Review**
Applicants & Owners: Bolton Valley Resort. Request Conditional Use approval to build a 3,360 sq. ft. maintenance garage at 4302 Bolton Valley Access Rd. The property is located in the Resort Village Zoning District (Tax Map #7-3004250).
- 7:15 PM** **Meeting Minutes** – review & approve draft minutes of the 1.28.21 DRB meeting.
- 7:20 PM** **Zoning Administrator’s Report**
- 7:30 PM** **Other business**
- 8:00 PM** **Adjourn**

Call to Order: With a quorum of 4 members present, the meeting was called to order by Steve Diglio, Chair, at 6:35 p.m., and roll call was taken.

Public Comments: (none)

41 **Public Hearing: Application 2021-08-DRB; Conditional Use Review; Applicant & Owner:**
42 **Richard J. Weston. Request Conditional Use approval to build 1,844 sq. ft. single family dwelling**
43 **at 1811 Happy Hollow Rd. The property is located in the Forest Zoning District. (Tax Map # 12-**
44 **4101901).**

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46 Chair Steve D. opened the hearing at 6:35 PM and provided an overview of the review process. No ex-
47 parte communications were reported. Adam M. recused himself as he is an adjoining property owner.

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49 Members reviewed and entered the exhibits into the record including site plans titled:
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1inch to 100ft project view
Driveway Profile Total
51 Original Erosion Control
Driveway Profile Bottom
Driveway Profile Middle
Driveway Profile Top
Erosion Control
House Site
Zoomed Driveway - Happy Hollow to Middle
52 Zoomed Driveway - Middle to House
WESTON POND
WestonDWG1v3
WestonDWG2v3
WestonDWG5v2
53 WestonDWG7v2
7-Days Hearing Notice
Conditional Use Application
54 DRB Cover Sheet
55

56 John S. introduced the application by explaining that the road serving the proposed development was
57 built 40 years ago and was graded for 15% or less. The driveway is mostly located in Huntington, and
58 the applicant will be adding culverts.

59 Steve D. asked about the quantity of fill on one switchback, and John S. said it is ten feet of fill. It's a
60 balancing act between cut and fill. The fill portion extends 40 feet from the edge of the road. Steve D.
61 asked if the slopes exceeded 25%. John Stewart said no.

62 Steve D. asked about Huntington's steep slope requirements, Adam M. said he did not know. Steve D.
63 stated that he wasn't sure if the DRB could approve the portion of the project that is in Huntington, but
64 felt that the impact was significant.

65 Rob R. asked if the road was the same road that they walked last year, John S. stated that it was not, and
66 explained where they walked before. Rob R. asked what the road was originally built for. John S. stated
67 that the road was built in the 70's. Rob R. followed up by asking if the second turn is where all the fill is
68 located, John S. said yes.

69 Steve D. commented that the culvert placement will kick flow back onto the road below it. John S.
70 stated that drainage structures do not currently exist. The purpose of the culverts is to return water to the
71 natural flow pattern. Steve D. emphasized that the flow would reconcentrate on the driveway, and with
72 the manipulations of the road and lack of ditching, the water will travel down the road.

73 John S. mentioned that the drainage areas are small, but Steve D. countered that he's seen severe erosion
74 in smaller drainage areas. Steve D. recommended that the applicant rethink the drainage, specifically by
75 kicking the flow away from the driveway and spreading it. John S. mentioned that he would look into a
76 potential redesign.

77 John S. stated that the applicant is entitled to use the impoundment and existing driveway per wetland
78 regulations.

79 The Board then evaluated the site plan for the home. Steve D. asked if they were using the same
80 wastewater design as before, John S. said yes. Adam B. inquired about proposed grading for the home.
81 John S. stated that the house will be cut into the slope, half of the house will be in the ground. A timber
82 crib wall will be featured on the home site. The back of the house will likely have a thick concrete wall
83 to act as a retaining wall. Rob R. asked about potential clearing since the proposed site is currently
84 wooded. John S. confirms that clearing will be necessary for 3-4 tenths of an acre. An existing ridgeline
85 will obscure the building site from the west.

86 The Board then evaluated the driveway profile plans. John S. stated that the intention is to limit the
87 amount of earthwork and keep the driveway away from slopes that are 25%. Steve D. asks about culvert
88 and if the stream is a jurisdiction stream. John S. stated that he did know.

89 Adam B. asked if the Town has contacted the Huntington ZA and Fire Chief about this project. John S.
90 stated that they haven't, they only have the old approval from the fire chief. Adam B. asked if the first
91 pullout will have a retaining wall. John S. stated that they are 2 to 1 slopes to get back to original grade.
92 Adam B. asks about the first culvert. John S. stated that the pipe is an old diesel fuel tank. Adam B.
93 asked if the culvert will satisfy loading for a B-71 driveway. Ric W. stated that log trucks have passed
94 over the culvert. John S. stated that they will investigate age issues and report back.

95 Adam B. then stated that the grading for the pullouts would make them challenging to use. Ric W. stated
96 that the Huntington Fire Department would drive up directly to the pond and pump out of the pond,
97 pullouts not needed for emergency services. Ric W. proposed widening the corners for pullouts. Steve
98 D. felt that it made more sense to incorporate the pullouts in the corners.

99 Adam B. stated that no roadside swales existed in the current grading plan, and mentioned that it was
100 important to include swales to keep water off the road. John S. stated that the typical section includes a
101 swale wherever there is a cut, and stated that he would look into it further.

102 Steve D. asked why there was a change from a less impactful grading plan to a very impactful grading
103 plan. John S. stated that he was trying to limit the amount of cut further up the road. A model has been
104 built it is possible to balance the impact more.

105 Rob R. asked about energy on the site, and how the dwelling would use. Ric W. mentioned that there is
106 a desire to use a water generator and solar. A brief discussion then ensued about the septic mound site.

107 Steve D. provided advice to applicant to look into Phil Harrington's project in Bolton.

108 Steve D. then opened up the application to public comment.

109 Adam Miller stated that the new proposed site is way more private and alleviates viewshed issues. He
110 then asked about the emergency overflow for the pond, and how to project incorporates wildlife
111 protection. John S. felt that the impacts would be minimal. Discussion ensued about how to design the
112 driveway through the pond overflow. Adam Miller then asked if the driveway is currently built for
113 frequent use. Ric Weston stated that it has never washed out.

114 Jonathan Tomb asked about how many dump trucks trips will be needed for the project. John S. stated
115 that material from the cuts will be used for the fill to minimize truck traffic.

116 John Durochia stated that the road was approved by the State for forest fire management, and felt that
117 the concerns about the road were unwarranted. Jonathan Tomb and John Durochia engaged in
118 conversation about the impact of dump trucks.

119 Steve D. stated that he was ok with the home site, but his concerns with the driveway and stormwater
120 management. He asked for the applicant to reduce the impact of the cut and fill. Rob R. asked about
121 State approval for the wetlands. Steve D. stated that the State can't get out there until May to delineate,
122 and may need a wetlands permit. The approval would be conditioned on wetlands delineation and a
123 permit if the project is approved.

124 The board decided to continue the hearing to the March 25th DRB meeting. Adam B. made the motion,
125 Rob R. seconded. The motion passed (4-0) without Adam Miller voting, and alternate Spencer Nowak
126 voting.

127

128 **Application 2021-09-DRB; Conditional Use Review; Applicants & Owners: Bolton Valley Resort.**
129 **Request Conditional Use approval to build a 3,360 sq. ft. maintenance garage at 4302 Bolton Valley**
130 **Access Rd. The property is located in the Resort Village Zoning District (Tax Map #7-3004250).**

131 No ex-parte communications or conflicts of interest were reported. Adam Miller rejoined after recusing
132 himself from the prior application review.

133 Members reviewed and entered the exhibits into the record including site plans titled:

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135 2021.2.10 BV Maint Garage Site Plans

136 BV Garage Plans EPSC Details

137 Context Map

138 Maint Garage Cond. Use Application

139 Maint Garage DRB Coversheet

140 Maint Garage Project Write Up

141 Image of Proposed Garage Design

142

143 Lindsay D. introduced the project. The Act 250 process has been submitted.

144 Lindsay D. confirmed that the lighting is down casted.

145 Steve D. asked about architectural elevations or design. Lindsay D. provided a photo to submit to the
146 Board as an exhibit.

147 Adam B. questioned how the 50' stream buffer was measured, if it was from stream bank or centerline.
148 Site plan states that the buffer was measured from the top of the slope. Lindsay D. confirmed that the
149 building is outside of the buffer.

150 Steve D. asked if the buffer should be larger than 50' per town regulations. The purpose of the project is
151 to site the garage on already disturbed areas.

152 Rob R. asked why this project falls under conditional use review. Jon I. pointed to Table 2.2, and
153 explained that an accessory structure for a conditional use also needs conditional review.

154 There were no questions or comments from the public.

155 Rob R. made a motion to close the application. Adam M. seconded. The motion was passed (4-0) with all
156 members voting in favor.

157 **Meeting Minutes:** The meeting minutes for 1.28.21 were reviewed. The DRB decided to wait until the
158 next meeting to approve the minutes.

159 **Zoning Administrator's Report:** Jon I. provided information about recent zoning permits issued and
160 those in the pipeline. He discussed the PC's 2020 BLUDR and Town Plan amendments. The Board and
161 Jon I. then discussed the proposed revisions. The Board mostly discussed the very significant expansion
162 in the Conservation district.

163
164 **Deliberative Session:** Rob R. made the motion to enter deliberative session. Adam B. seconded. The
165 motion passed (4-0) at 8:30 p.m. Adam M. did not participate in the deliberative session regarding
166 Richard Weston.

167
168 Adam B. made the motion to exit deliberative session. Rob R. seconded. There was no further
169 discussion and the motion passed (3-0) at 9:10 p.m. No decisions were made during this deliberative
170 session.

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172 **Next scheduled DRB meeting:** Thursday, March 25th, 2021, 6:30 p.m. (Virtual/online meeting only,
173 unless otherwise noticed in posted agenda.)

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175 **Adjourn:** Rob R. made a motion to adjourn the meeting. Adam B. seconded. There was no further
176 discussion, and the motion passed (3-0) with all members voting in favor. The meeting was adjourned at
177 9:15 p.m.

178
179 *Respectfully submitted,*

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181 Jon Ignatowski, Planning & Zoning Administrator

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