

Town of Bolton  
Planning Commission Minutes  
February 9, 2021

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

Planning/Zoning Administrator: Jon Ignatowski

Also present: Deb Shelby

Acting Clerk: Amy Grover

**1. The Planning Commission meeting was called to order by Evan DesLauriers at 6:05 p.m.**

**2. Additions or Deletions to the Agenda.** There were none.

**3. Public Comment.** There was none.

**4. Approval of Past Meeting Minutes.**

Kaelyn Modrak made the motion to approve the minutes of January 12, 2021. Adam Beaudry seconded. Motion carried (4-0).

**5. General Business**

**• New Member(s)**

- The following members terms all expire in March 2021: Evan DesLauriers (3-year term), Steve Barner (3-year term), and Adam Beaudry (1 year term). Noted: A letter to the Select Board requesting re-appointment is required, Adam Beaudry's term was suggested to be a 2-year term should he choose to be re-appointed.
- The PC is still one member short and recruitment by members is continuing.

**• Unified Planning Work Program (UPWP) FY 2022 Projects**

- UPWP application was submitted on time, no notification of approval at this time.

**• BLUDRS**

- The 2019 updates were rejected by the Select Board at their January 18, 2021 public hearing due to multiple concerns and issues brought forward by Sharon Murray and Jon Ignatowski.
- Noted: The CCRPC supported project on the Bolton Valley Master Plan amendments cannot move forward until the 2019 amendment (PC, not BSB) process is completed.

- Amendments need to show strike outs and added language to demonstrate the full context.
- **Zoning Map**
  - Discussion included:
    - Large portions of Forest and RII Districts have shifted to Conservation District, boundaries formally dictated by elevation are now defined by property lines and drainage areas.
    - Additional state purchases, and state PILOT payments.
    - Concern regarding restriction of future development in areas that could be developed; concern alleviated by map and process review.
    - Long term vs. short term vision/process in changing the zoning districts.
    - Expansion of the Village District in the vicinity of the bottom of the Bolton Valley Access Road, and that there was never an intent to include Fernwood Manor in the Village District.
  - Consensus that the present draft Zoning Map stands.
- **ADU amendments**
  - Changes: size from 600 to 900 square feet (statute), or 30% of total habitable floor area, Section 4.2 only referenced, lot owner/family member must reside in ADU or principal dwelling (statute), 4.2 C removed.
  - Discussion included:
    - Relaxing restrictions on owner/family member needing to reside in ADU.
    - Distinguishing camper vs. “Tiny Home.”
    - That 320+ square feet federally defined as a mobile home with a completely different set of regulations.
    - ADUs need to REBS.
  - Consensus that campers can be used as an ADU provided septic regulations are met.
- **Surface water setbacks**
  - Define the Town review process for minor clearing and paths in surface water setbacks if conditional review is no longer required.
  - Discussion included:
    - Required involvement by Tree Warden with the PZA in an administrative capacity.
  - Consensus that clearing needs to be a permitted process with involvement by the Tree Warden, PZA acting in an administrative capacity.
  - Consensus to leave #3, as originally stated. Slate for future review. Noted: addressed in UPWP application, project #1, may have CCRPC assistance if approved.
- **Boundary lines adjustments** – Leave original language and remove draft language. Revisit as necessary.

- **Accessory on-farm businesses** - Edits have been made to provide definitions and to reflect state statutes.
- **Efficient energy design** - Draft language has been removed entirely since it is not optimal to include information in the BLUDRS that will need to be constantly update and is redundant.
- **Eliminate Salvage Yards:** Leave Section 4.18 and specify that salvage yards are not allowed.
- **Natural resource protection** - No edits have been made since this was originally passed by the PC, with drafting assistance from the CCRPC.
- **Town Plan Amendments**
  - **Energy Plan Additions**
    - Discussion included:
      - Concerns regarding goals and enforcement.
      - Difficulty for residents/property owners/businesses to meet the goals.
      - Incentive and education vs. regulation.
      - Standards for construction set by the state.
    - Consensus to send the Energy Plan Additions back to the Energy Committee for review, and then submit to the PC.
- **PZA Action Updates**
  - Reviewing/re-drafting the BLUDRS amendments have been a priority.
  - Antley application is continuing through the DRB process.

## 6. Other Business

- Next PC Meeting – March 9, 2021.
- Identify next agenda: Public hearing on BLUDR amendments, review final Energy Plan as originally presented to the PC. Note: The PC is tabling “homework” on trails and primitive campgrounds until the current BLUDRs amendment process within the PC is completed.

## 7. Adjournment Steve and Kaelyn

Kaelyn Modrak made the motion to adjourn, Adam Beaudry seconded. Motion passed (4-0). Meeting was adjourned at 8:07 p.m.

Attest: Amy Grover, Acting Clerk

These minutes were approved by a quorum of the Planning Commission on March 9, 2021.