



**TOWN OF BOLTON**  
3045 Theodore Roosevelt Highway  
Bolton, VT 05676

**Bolton Development Review Board**  
**Approved Meeting Minutes**  
April 22, 2021  
**Virtual Meeting (online)**

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**Present:**

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

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

*Public:* None

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**Posted Agenda:**

- 6:30 PM**            **Introductions, adjustments to Agenda & Public Comment**
- 6:35 PM**            **Warned Public Hearings:**  
**(Continued from 2.25.21) 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).
- 6:40 PM**            **Meeting Minutes:** review & approve draft minutes from 3.25.21
- 6:45 PM**            **Zoning Administrator’s Report**
- 6:50 PM**            **Other business**
- 7:00 PM**            **Adjourn**

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**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)

**Public Hearing:** (Continued from 3.25.21) **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).

Chair Steve D. opened the hearing at 6:35 PM. Applicant had requested a postponement. Steve Diglio made a motion to continue the hearing to the May 27, 2021 DRB meeting. John Devine seconded. The motion passed (4-0) with all members voting in favor.

43 **Meeting Minutes:** The meeting minutes from 3.25.21 were reviewed. Adam Beaudry made a motion to  
44 approved the minutes, John Devine seconded. The motion passed 4-0 with all members voting in favor.

45 **Zoning Administrator's Report:** Jon I. provided information about recent zoning permits issued and  
46 those in the pipeline. He discussed the PC's 2020 BLUDR and Town Plan amendments, and upcoming  
47 DRB applications.  
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49 **Other Business:** The Board discussed the current zoning of the Wentworth – Thatcher neighborhood,  
50 and how current regulations make it difficult for landowners to develop their property. The Board agreed  
51 that rezoning would be wise

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53 The Board discussed the current FEMA buyout on Boulderwood Ln.  
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55 **Next scheduled DRB meeting:** Thursday, May 27th, 2021, 6:30 p.m. (Virtual/online meeting only,  
56 unless otherwise noticed in posted agenda.)  
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58 **Adjourn:** Rob R. made a motion to adjourn the meeting. Steve D. seconded. There was no further  
59 discussion, and the motion passed (4-0) with all members voting in favor. The meeting was adjourned at  
60 7:15p.m.  
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62 *Respectfully submitted,*

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64 Jon Ignatowski, Planning & Zoning Administrator  
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