

Town of Bolton
SPECIAL MEETING
(as it does not fall on the second Tuesday of the month)
Planning Commission Agenda
PUBLIC HEARING
Town Office, Route 2, Bolton or Virtual/Online (see below)
Tuesday, March 23, 2021
6:00 - 8:00 pm

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

Planning/Zoning Administrator: Jon Ignatowski

Guests: Amy Grover

Clerk: Paula Gervia

1. Planning Commission Public Hearing meeting was called to order by Evan at 6:02 pm.

2. Additions or Deletions to the Agenda

None.

3. Public Comment (not related to agenda items)

None.

4. Public Hearing: Approval of Proposed Bolton Land Use and Developmental Regulations (BLUDRs) and Municipal Plan Amendments

- Jon introduced Municipal Plan Amendments - proposed land use map.
 - Expansion of conservation and forest districts to enhance wildlife habitat connectivity in Bolton, also increase the size of the Village District.
 - Questions received from resident -
 - What is the impact on redistricting R1 and R2 for inclusion in forest district - to downzone these areas to limit their development. All residents directly affected by these changes in their land were contacted.
 - Are there any zoning districts standards added specific to protecting wildlife habitat - no specific standards were developed, the primary goal is to conserve the land for continuous habitat. Using the conservation district language vs. standards/goals to regulate.

- Is the expansion considered “modest” given many of these parcels are “conserved” only through public ownership and not as conserved properties under permanent conservation easements - no it is not fair to say this is modest. Unlikely that state land will be sold or developed.
- Jon reviewed BLUDRs Amendments
 - Accessory Dwelling Units - conforms to new state regulations, increase in size, allows more flexibility with these units
 - Surface Water and Wetlands - regulatory relief for removal of dead trees on property under specific conditions
 - Accessory On-Farm Businesses - business venture not primary to the farm income (i.e. B&B on a farm property), conforms to state regulations, more clarity in definitions
 - Salvage Yards - now prohibited in the town
 - Natural Resources Protection - clarifying language to include natural resources objectives - to improve protection and review of natural resources
 - Zoning Map - reflects proposed land use map
- Evan made the motion to move the approved recommendations to the SelectBoard for next steps, Kaelyn seconded, motion approved (4-0).

5. Adjournment

Evan made the motion “to close the meeting”, Kaelyn seconded, no further discussion, all in favor and motion passed (4-0) at 7:00 pm.

Attest: Paula Gervia, Clerk Minutes are unofficial until approved.

These minutes were approved by a quorum of the PC on April 13, 2021.