



TOWN OF BOLTON
3045 Theodore Roosevelt Highway
Bolton, VT 05676

Bolton Development Review Board

Approved Meeting Minutes

June 24, 2021

Virtual Meeting (online)

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Present:

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

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

Public: Samantha Avant

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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).

Application 2021-27-DRB: Applicant: Samantha Avant, Property Owner: Samantha Avant and Daniel Jones – Appealing Zoning Administrator’s denial of application #2021-26-ZP to build an 8’ x 8’ & 16’ x 16’ deck at 3477 Stage Rd. Applicants are requesting a setback waiver to reduce 50 ft. minimum setbacks for side property lines. The property is located in the Rural II District. (Tax Map #11-0033477).

7:30 PM **Meeting Minutes:** review & approve draft minutes from 5.27.21

7:35 PM **Zoning Administrator’s Report**

7:50 PM **Other business**

8:00 PM **Adjourn**

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Call to Order: With a quorum of 3 members present, the meeting was called to order by Adam Beaudry, Vice-Chair, at 6:32 p.m., and roll call was taken.

Public Comments: (none)

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39 **Meeting Minutes:** The meeting minutes from 5.27.21 were reviewed. John Devine made a motion to
40 approved the minutes, Spencer Nowak seconded. The motion passed 3-0 with all members voting in
41 favor.

42 **Public Hearing:** Adam Beaudry opened the hearing at 6:40 PM.

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44 **(Continued from 5.27.21) Application 2021-08-DRB; Conditional Use Review** Applicant & Owner:
45 Richard J. Weston. Request Conditional Use approval to build 1,844 sq. ft. single family dwelling at
46 1811 Happy Hollow Rd. The property is located in the Forest Zoning District. (Tax Map # 12-4101901).

47
48 Applicant had requested a postponement. John Devine made a motion to continue the hearing to the July
49 22, 2021 DRB meeting. John Devine seconded. The motion passed (3-0) with all members voting in
50 favor.

51
52 **Application 2021-27-DRB:** Applicant: Samantha Avant, Property Owner: Samantha Avant and Daniel
53 Jones – Appealing Zoning Administrator’s denial of application #2021-26-ZP to build an 8’ x 8’ & 16’ x
54 16’ deck at 3477 Stage Rd. Applicants are requesting a setback waiver to reduce 50 ft. minimum
55 setbacks for side property lines. The property is located in the Rural II District. (Tax Map #11-0033477).

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57 No ex-parte communications or conflicts of interest were reported by board members.

58
59 Members reviewed and entered the following exhibits into the record:

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61 **Avant Aerial Imagery**

62 **Avant DRB Coversheet and Appeals Application**

63 **Avant Site Plan**

64 **Avant Waiver Application**

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66 The Board invited the Applicant to discuss her project, and the Applicant described the two porches. The
67 Applicant also clarified that the 16’ x 16’ porch was reduced to 12’ x 12’.

68
69 The Board asked if the two porches would extend further from the sides of the house (closer to the side
70 lot lines), and the Applicant said no, the porches would be inside the sides of the house. The Board
71 clarified that they were asking this question to ascertain whether or not the porches were increasing the
72 degree of nonconformity.

73
74 Board members inquired about the visibility of the porch to neighbors, and the Applicant stated that a
75 privacy fence existed on the southern property boundary, while a stand of dense vegetation stood
76 between the home and the northern neighbor.

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78 The Board inquired if the porch would have any permanent lighting installed, and the applicant stated
79 that it wouldn’t. She suggested that decorative string lights may be installed in the future.

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81 John Devine made a motion to close the hearing. Adam Beaudry seconded. The motion passed 4-0 with
82 all members voting in favor.

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84 **Deliberative Session:** Steve D. made a motion to enter deliberative session, Adam B. seconded. The
85 motion passed (4-0) at 6:50 p.m.

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87 Adam B. made the motion to exit deliberative session. Spencer N. seconded. No decisions were made
88 during the deliberative session. There was no further discussion and the motion passed (4-0) at 7:43 p.m.

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90 **Zoning Administrator's Report:** Jon I. provided information about recent zoning permits issued and
91 those in the pipeline.

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93 **Other Business:** The Board discussed the format of future meetings.

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95 **Next scheduled DRB meeting:** Thursday, July 22, 2021, 6:30 p.m., at the Bolton Town Office.

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97 **Adjourn:** Adam B. made a motion to adjourn the meeting. John D. seconded. There was no further
98 discussion, and the motion passed (4-0) with all members voting in favor. The meeting was adjourned at
99 8:00p.m.

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101 *Respectfully submitted,*

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103 Jon Ignatowski, Planning & Zoning Administrator

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