

Town of Bolton
Planning Commission Minutes
September 14, 2021

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

Planning/Zoning Administrator: Jon Ignatowski (virtual)

Clerk: Paula Gervia

1. Planning Commission meeting was called to order by Evan at 6:07 pm.

2. Additions or Deletions to the Agenda

Taylor Newton, from CCRPC, is unable to attend. He will have more information about BLUDRs and the Master Town Plan to be reviewed in October.

3. Public Comment

Paula let the board know that after this meeting, she will no longer be working as the board clerk due to other commitments. Carol Devlin has expressed that she would be willing to clerk for this board.

4. Approval of Past Meeting Minutes

Steve made the motion to approve the minutes of 08-10-21, Kaelyn seconded, motion was approved (4-0).

5. General Business

- Revisit proactive enforcement process (educational mailing, river corridor education)
 - It may be that many citizens don't know the zoning policies along the major river corridors. Feel that educational mailing would be a positive first step. As the state adopts more regulations, it would be important to keep everyone informed.
 - Jon reviewed the passage from the regulations on stream buffer setbacks. Take that language and frame it in a positive manner as reminders in an educational mailing for residents in a river corridor.
 - If complaints are made, Jon needs to review the regulations as literally as they are written.
 - Need to consider amendments to the regulations as currently written to

consider the approval of an access path to streams as permit process vs. conditional use.

- Kaelyn will draft an educational plan.
- BLUDRs Amendments
 - Tabled for next meeting.
- Regulatory Master Town Plan
 - Tabled for next meeting.
- PZA Action Updates
 - Not many permits at the moment. Dealing with a handful of complaints. Amerigas plant on Route 2 was purchased by an organic food supplier - GreenSlice.

6. Other Business

- Next board meetings scheduled: October 12, 2021
- Items for next agenda: River Corridor Educational Mailing, BLUDRs, Regulatory Master Town Plan, PZA action updates
- Other communications: None.

8. Adjournment

Evan made the motion "to close the meeting", Steve 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 read and accepted by a quorum of the Planning Commission on October 12, 2021.