

Town of Bolton
Planning Commission Minutes
Hybrid Meeting
December 14, 2021

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

Board Members Absent: None

Also Present: Jon Ignatowski (PZA - virtual), Taylor Newton (CCRPC – virtual)

Clerk: Carol Devlin

1. Evan DesLauriers called the meeting to order at 6:05 p.m.

2. Additions or Deletions to the Agenda
 - Finances
 - Balances
 - Planning Commission line \$1,875
 - Planning Commission Reserve \$18,544.39 + \$4,000 to be deposited at the end of FY 21-22.
 - The CCRPC has reached and exceeded its budget for the current UPWP projects (the BLUDRs and Town Plan amendments).
 - Taylor will get an estimate for how much the remaining work will cost.
 - PC will discuss this further at January’s meeting.
 - Energy Plan
 - The Energy Committee contacted the PC about the status of the Energy Plan.
 - Jon Ignatowski will incorporate the Energy Plan into the Town Plan to include it with the 2022 amendments.

3. Public Comments – There were none.

4. Approval of Past Meeting Minutes – November 3, 2021

Evan DesLauriers made the motion to approve the past meeting minutes. Kaelyn Modrak seconded. Motion was approved (4-0).

5. General Business
 - Annual Report – Steve presented the annual report. It was submitted to the town after minor changes.

- BLUDRs Amendments
 - Steep Slopes – Taylor presented the changes to the Steep Slopes section of the BLUDRs for discussion
 - Allow for some PZA decisions for up to 500 square feet.
 - 15% - less than 500 square feet administrative decision with a cap of 500 square feet over 5 years
 - 25% - changes to man-made slopes
 - Ski and recreational trails administrative decision because included in the Resort Master Plan and have gone through the Act 250 process.
 - Adam – as an engineer he sees problems with the strict no changes to slopes 25% or greater.
 - No exceptions for short 25% grades (e.g., 5')
 - With current standards driveways are doable on steep slopes leading to a developable plateau.
 - Access to put in septic systems.
 - Applicant should pay for a third-party review for complicated projects on slopes greater than 25%.
 - Surface Waters – Taylor removed the regulations that are under state jurisdiction.
 - Regulated Resort Master Plan
 - Taylor presented a PowerPoint on traffic as a trigger for DRB review and amendment to the Master Plan.
 - The traffic trigger should mirror the state's – a 75 trip increase for the peak hour of Sunday, 4-5 p.m.
 - Discussion of the status of Bolton Valley Access Road as a state aid highway which is not maintained by the state. Taylor will investigate this.
 - Bolton Valley Resort is moving toward being a 4-Season resort. Full-time year-round employees have already increased from 15 to 50.
 - Note: Other triggers are more likely to lead to DRB review.
 - Standards for the Regulated Resort Master Plan
 - Most standards will follow existing section and district standards.
 - New design standards.
 - Waivers – new Resort District standards are more permissive to simplify and to decrease the need for waivers. There is a setback waiver for development that is not adjacent to other property owners.

- ALL flood standards apply.
 - Conditions for Approval
 - Annual summary of land development activity must be submitted to the PZA.
 - Performance Bond.
 - Certificate of Compliance.
 - Certificate of Occupancy – Jon suggested limiting the need for a CO to insulated structures.
- CCRPC – UPWP
 - Jon will draft an application for the UPWP to request technical assistance for amending DRB authority to allow for sketch plan review of all applications, regulations regarding primitive camp groups and regulations for new trails, especially parking.
 - The application will be ready for discussion at the January PC meeting and will be submitted to the Select Board for their second meeting in January.
- PZA Action Updates
 - The Town received an anonymous complaint about three bears sitting on a lift chair on Bolton Valley Access Road. He investigated and determined that the bears could be classified as art and are therefore exempt under the zoning regulations. It is up to the SB to determine whether there is a problem with them being in the town right-of-way.

6. Other Business

- The next meeting will be Tuesday, January 11, 2022.
- Identify Next Agenda
 - Finances - CCRPC
 - BLUDRs Amendments: Article 11 (Regulated Resort Master Plan, especially Standards), Steep Slopes and Certificate of Occupancy
 - CCRPC UPWP
 - PZA Action Updates
- Other Communications – The PC received the amendments to Jericho Land Use Regulations.

7. Adjournment

Kaelyn made the motion adjourn. Evan seconded. The motion was approved (4-0). The meeting ended at 8:12 p.m.

Attest: Carol Devlin

These minutes are unofficial until approved.

These minutes were read and approved by the Planning Commission on January 11, 2022.