

Town of Bolton
Planning Commission Minutes
Hybrid Meeting
January 11, 2022

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 6:06 p.m.
2. Additions or Deletions to the Agenda – There were none.
3. Public Comments – There were none.
4. Approval of Past Meeting Minutes – December 14, 2021

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

5. General Business

- CCRPC – Finances
 - Taylor Newton estimates that the CCRPC will exceed the amount contracted under the UPWP by approximately \$2,700.
 - Evan moved that the PC approve covering the balance from the PC's reserve fund. Steve seconded. Motion was approved (4-0).
- CCRPC – UPWP
 - Deadline to submit to the Select Board is Monday, January 17, 2022. Jonathan will get the application to the SB.
 - Jonathan has two applications in the works. He had Regina Mahoney from the CCRPC review both applications.
 - Expand sketch plan review to offer sketch plan review for any DRB application.
 - Revision of language re: regulations of trail development.
 - One of the key issues is the lack of parking for trails.
 - Proposal is to make all public trails subject to DRB review; private trails for property owners use would not be subject to review.

- The consensus was to include all trails (e.g., hiking, mountain bike, ATV) because of impact on parking and potential environmental impacts.
 - Bolton Valley's trails would be exempt because they would fall under the resort master plan.
 - Jonathan proposed incorporating interim standards requiring DRB review and then make a long-term project the use standards with thresholds for ZA administrative decisions and DRB review.
 - Taylor suggested considering developing specific use standards for outdoor recreation as a future project.
 - Jonathan will submit both applications with the DRB sketch review amendments as the priority. If the trails project is not approved, the PC will make it the priority for the next UPWP.
- BLUDRs Amendments: Article 11 (Regulatory Resort Master Plan, especially standards), Steep Slopes and Certificate of Occupancy.
 - Taylor reviewed the standards for Article 11, the Regulatory Resort Master Plan.
 - Discussion of design standards, especially sidewalks/paths/trails and what that would entail.
 - Discussion of vagueness of some standards and decided to remove the vaguest ones and focus on the more specific standards.
 - Taylor lost internet. When he returned the PC decided to table the rest of the discussion of the Regulatory Resort Master Plan and the other amendments Taylor has written until the February meeting.
 - Amendments Jonathan is working on
 - Primitive Camps
 - Currently, more regulated than single family dwellings.
 - Reword to focus more on function than structure types.
 - Discussion of size threshold (500 sq. ft.).
 - Change Certificate of Occupancy from required for all zoning permits to required for insulated structures.
 - Definition of structural alteration which triggers zoning permits but is not defined. Consensus: structural alterations are changes to footprint or height.
 - Exempting minor accessory structures from site plan review on properties that had already been through DRB review.

- The current plan is to hold the PC hearing on both BLUDR and Town Plan amendments in April.
- PZA Action Updates
 - Jonathan has been focusing primarily on BLUDR amendments and incorporating the Energy Plan into the Town Plan.

6. Other Business

- The next meeting will be Tuesday, February 8, 2022. March's meeting has been rescheduled. The PC will be meeting March 14, 2022.
- Identify Next Agenda
 - BLUDRs Amendments: Article 11 (Regulated Resort Master Plan, especially Standards) and other amendments Taylor has made.
 - PZA Action Updates
- Other Communications – There were none.

7. Adjournment

Kaelyn made the motion adjourn. Steve 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 February 8, 2022.