



Town of Bolton
Planning Commission
Draft Minutes for Hybrid Meeting
Tuesday, October 18, 2022
6:00 pm

Planning Commission Members Present: Steve Barner (chair), Kaelyn Modrak, Evan DesLauriers (virtual) and Merrick Gillies

Planning Commission Members Absent: Adam Beaudry

Others: None

Clerk: Carol Devlin

1. Call to Order – Steve Barner called the meeting to order at 6:05.
2. Additions/Deletions to Agenda
 - The PC welcomed its new member, Merrick Gillies. Everyone introduced themselves.
 - Staff appreciation will be added at the end of the meeting.
3. Public Comment – There were none.
4. Approval of Past Minutes – September 20, 2022
 - Evan DesLauriers moved to accept the September 20, 2022, minutes. Kaelyn Modrak seconded. Motion passed (4-0).
5. General Business
 - Annual Report and Budget Request
 - i. Kaelyn moved that “*the PC request \$3,000 for PC operating expenses and \$4,000 for the PC reserve.*” Merrick Gillies seconded. Motion passed (4-0).
 - ii. Steve will draft the PC annual report for review at the November meeting.
 - Report on the Select Board Hearing on the BLUDRs Amendments
 - i. The amendments to the BLUDRs were passed at the Select Board meeting on October 17, 2022.
 - PZA Search Update
 - i. First meeting of the PZA Search Committee will be Tuesday, October 25, 2022.
 - ii. Two applications have been received.
 - Bolton Valley Master Plan

- i. The PC continued going through the Regulatory Master Plan sections of the BLUDRs discussing legal review and Sharon Murray's comments.
- ii. Density Penalty – The PC decided to remove language that would have required a two-acre minimum for lots not serviced by water and sewer in the Resort Residential District
- iii. Maximum building height. Set at 48'.
- iv. Resorts are mandated to go through the Resort Master Plan process.
- v. Keep the distinction between Nordic and alpine ski facilities as it is possible to have ski facilities without a resort.
- vi. The PC decided to apply the current Conservation District Supplemental Standards to land above 2500'+ in the Resort Recreation District.
 - 1. Act 250 is stricter and covers the issues involved for 2500+' (e.g., wildlife, forests, watershed).
 - 2. The resort currently needs to go through Act 250 amendment process for all its projects above 2500'.
 - 3. Act 250 includes far more stringent review for ecological impacts than the BLUDRs.
 - 4. If BVR subdivides and sells, then the PC will have to decide whether to put the new parcels into the Conservation District.
- vii. Maximum allowed for impervious surfaces. Should not be lot coverage but building coverage. Need to allow for access roads.
- PZA Action Updates
 - i. Jon is only working 5 hours a week for the Town of Bolton. Slow period.
 - ii. There will be new FEMA maps in three years.
 - iii. The 2017 Bolton Town Plan is no longer in conformance with the State of Vermont because new state regulations regarding forest integrity have gone into effect. The Town Plan expires in 2025. The PC will apply for assistance with an update in the 2023 UPWP.
- Staff appreciation – The PC approved(4-0) \$150 from the operating fund for staff appreciation. Kaelyn moved. Steve seconded.

6. Other Business:

- Next PC Meeting – The PC has moved its regular meeting time to the 3rd Tuesday. The next meeting is November 15, 2022.
 - Identify Next Agenda – Annual report, PZA Search Update, Resort Master Plan and PZA Update.
 - Other Communications – There were none.
7. Adjournment – Kaelyn moved that the meeting adjourn. Merrick seconded. Motion passed (4-0). Meeting adjourned at 8:03.

Attest: Carol Devlin

These minutes are unofficial until approved.

These minutes were read and approved by the Planning Commission on: November 15, 2022.