



Town of Bolton
Planning Commission
Draft Minutes for Hybrid Meeting
Tuesday, January 20, 2023
6:00 pm

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

Planning Commission Members Absent: Adam Beaudry

Others: Jon Ignatowski

Clerk: Kelly Diglio (Planning & Zoning Administrator)

1. Call to Order – Steve Barner called the meeting to order at 6:04
2. Additions/Deletions to Agenda.
 - Evan DesLauriers indicated that he will reach out to Derick Taylor and invite him to attend the next PC meeting.
 - Adam Beaudry will not continue with the PC due to family circumstances.
3. Public Comment – There were none.
4. Approval of Past Minutes – December 20, 2022.
 - Evan moved to accept the November 15, 2022, minutes. Merrick seconded. Motion passed (3-0).
5. General Business.
 - Resort Master Plan.
 - i. Jon discussed Article II.
 1. Board agreed to change building height to 50’ from 35’ in the Village District.
 2. Board discussed if an outside Alpine or Nordic business were to start within Resort Residential district. Standard E2.
 - a. Discussion on removing E3 or stipulate what happens when not using community water/sewer. Should any new dwelling require to connect to community water/sewer.
 - b. Steve brought up alternative water/sewer systems.
 - c. Merrick suggested the possibility of a holding tank.

- d. Jon will look into the hazardous waste state permits that would be needed.
3. Merrick questioned the minimum lot size of 1 acre for all dwelling units within Resort Residential district in regard to septic systems.
 4. Steve mentioned that the State does allow for alternate septic systems. Conventional and mound systems must show no contamination to wells on neighboring lots.
 5. Evan expressed that it would be best to encourage new dwellings to connect to the community water/sewer as the Resort Residential District is on pure well water and contamination could cause a problem with failed septic.
 6. Steve was concerned with the capacity of usage.
 7. Evan stated that the current use is between 45-50k gallons per day and that the current system has a capability up to 90k gallons per day. Snow melt infiltration in the Spring causing runoff could cause the system to become overloaded.
 8. Steve stated that until snow melt infiltration doesn't overload the system it is still a limiting factor.
 9. Even noted that not all lots that have a right to connect are currently connected to the system therefore the system is under capacity. Water company is currently looking for funding for updating the plant.
 10. Steve suggested wording in the regulations that would steer people to connecting to the current water/sewer system.
 11. Merrick cautioned about having a mandate in the regulations.
 12. It was decided to restore the requirement of a minimum lot size of 2 acres per dwelling unit for those that are not connecting to the community wastewater system.xxx.
- ii. Rezoning Black Bear property.
 1. Evan talked to Lindsay, she agrees with rezoning the Black Bear property. Evan will email correspondence to the PC Chair.

2. All agreed on a map amendment to bring Black Bear into Mixed Use from Resort Residential District.
 - iii. Article II.
 1. Evan questioned “place of worship” inclusion.
 2. Jon stated legally that cannot be prohibited.
 - iv. Article X – Definitions.
 1. No comments
 - v. Article IX – Admin and Enforcements.
 1. Steve questioned the requirement for an estimate of peak hour trips related to zoning permit applications on minor amendments.
 2. Jon stated if there are enough minor amendments they could result in an overall increase in traffic to trigger a major amendment.
 3. Evan was concerned about costs associated with traffic studies for minor changes.
 4. Jon clarified that the proposals would only require an estimated study that should be easily established by an engineer already working on the project.
 - vi. Article II.
 1. Evan agreed that Chair Lift amendments should remain in article so the public can have a chance to weigh in.
 - vii. Article V.
 1. No comment.
 - viii. Article VIII.
 1. All agreed it looks good.
 - ix. Article IV 4.18 C2.
 1. Merrick questioned the definition of Outdoor Recreation.
 2. Discussion eventually agreed on the definition.
 - PZA Action Updates.
 - i. Kelly Diglio gave update on CO issued for the 4X4 fuel tanks.
6. Other Business:
- Next PC Meeting – The next meeting is February 21, 2023.

- Identify Next Agenda – Finalize Resort Master Plan. Zoning Map and PZA Update. Set date for public hearing. Discuss upcoming FEMA release of flood plain study.
 - Joss sent out CCRPC updates.
 - Other Communications – There were none.
7. Adjournment – Evan moved that the meeting adjourn. Merrick seconded. Motion passed (3-0). Meeting adjourned at 7:30.

Attest: Kelly Diglio

These minutes are unofficial until approved.

These minutes were read and approved by the Planning Commission on: February 21, 2023.