

**Town of Bolton, Vermont Planning Commission Report in accordance with VSA Title 24, Chapter 117,
Subchapter 9, §4441(c).
Amendments to Land Use & Development Regulations for the Town of Bolton, VT
Adopted by the Selectboard on May 3, 2021**

PURPOSE:

The purpose of the bylaw is to implement the Bolton Town Plan and to carry out the overall goals and vision of that plan. This bylaw also furthers the purposes of the Vermont Planning and Development Act, Title 24 V.S.A Chapter 117 (the Act) to promote the health, safety and general welfare of the inhabitants of Bolton, Vermont.

EXPLANATION:

The following is a summary of proposed amendments to the Land Use & Development Regulations for the Town of Bolton, VT adopted by the Selectboard on May 3, 2021.

The proposed amendments conform with or further the goals contained in the Bolton Town Plan. The regulations have been revised to provide additional clarity and to provide mandatory, enforceable language. The zoning map has been revised to incorporate the recommendation of the Bolton Valley Master Plan and to increase consistency within district boundaries. This includes creation of a new Resort Mixed Use and Resort Recreation zoning district. A Resort Master Plan development review process has been added to the regulation to specifically regulate resort uses.

The proposed amendments are compatible with the proposed future uses and densities outlined in the Bolton Town Plan. Major areas of proposed amendments are listed below:

Article I – Authority and Purpose

- (1) Amended Table 1.1. to include the **Resort Master Plan** process.

Article II – Zoning Districts

- (1) Added Resort Mixed Use District and Resort Recreation District to the list of zoning districts (Section 2.1)
- (2) Added a new subsection under Section 2.3 to explain the differences between types of **uses and structures**.
- (3) Increased the maximum height in the **Village District** (Table 2.1).
- (4) Added a new purpose statement, revised permitted and conditional uses, revised dimensional standards, and added supplemental district standards for the **Resort Mixed Use District** (Table 2.2).
- (5) Added a new purpose statement, revised permitted and conditional uses, revised dimensional standards, and added supplemental district standards for the **Resort Residential District** (Table 2.3).
- (6) Added a new purpose statement, revised permitted and conditional uses, revised dimensional standards, and added supplemental district standards for the **Resort Recreation District** (Table 2.4).
- (7) Revised the purpose statement for the **Conservation District** to include references to other districts (Table 2.8).

Article III – General Regulations

- (1) Clarified in Section 3.6 that the **standard restricting each lot to one principal use or structure on a single lot** shall not apply to any developed associated with a Resort Master Plan.
- (2) Clarified in Section 3.11 that the **on-site parking waiver standard** applies to Resort Master Plans.

Article IV – Specific Use Standards

- (1) Removed the requirement for bed & breakfasts and inns to have exterior appearances that maintain residential character (Section 4.6).
- (2) A title was added to Table 4.5 in **Section 4.17 – Public Facilities**.
- (3) Added a specific use standard for **Resort** uses (Section 4.18). The standard requires a Resort Master Plan for all resort uses.

Article V – Development Review

- (1) Clarified that **Resort Master Plan** replaces the need for site plan review when utilized (Section 5.1).
- (2) Added references to Resort Mixed Use and Resort Recreation district references to the **Site Plan Review** section (Section 5.3).
- (3) Added a new statutory requirement stating that multi-unit residential dwellings cannot be denied in **conditional use review** based on “character of the area” (Section 5.4).

Article VI – Subdivision Review Procedures

No substantial changes proposed.

Article VII – Subdivision Review Standards

- (1) Added a reference to the Resort Mixed Use and Resort Recreation districts to the General Standards (Section 7.2).
- (2) Removed the ability to seek modifications from the subdivision standards in the Resort Mixed Use and Resort Residential District (Section 7.3)

Article VIII – Planned Development [PRDs, PUDs]

- (1) Clarified that **PRDs and PUDs** are not allowed in the Resort Mixed Use District (Section 7.1).

Article IX – Administration & Enforcement

- (1) Included **Resort Master Plan approval** in the list of permits and approvals in Section 9.1.

Article X – Definitions

- (1) Revised the following **definitions** (Section 10.2):
 - a. **Community Facility**
 - b. **Health Care Facility**
 - c. **Warming Hut**

- (2) Added the following **definitions** (Section 10.2):
 - a. **Backcountry Cabin**
 - b. **Landscaping**
 - c. **Resort**
 - d. **Structural Alteration**

Article XI – Resort Master Plan

- (1) Added a new application type and development review process specifically for Resort uses. The intent is simplify development review for Resort uses after the adoption of a Master Plan. This article outlines application requirements, development review process, standards, and conditions.

Zoning Map

- (1) Added a new Resort Mixed Use District to replace the Resort Village District. Expanded the district to include the area around the Timberline Quad.
- (2) Revised the district boundaries of the Resort Residential Districts to remove the area around the Timberline Quad.
- (3) Added a new Resort Recreation District in the place of the Forest District in the vicinity of the Bolton Valley Resort.
- (4) Added recently subdivided parcels to the Village District and cleaned up district boundary line.
- (5) Rezoned a portion of a lot on Duxbury Rd from Conservation to Rural I for consistency.

PUNCTUATION, WORDING, AND FORMATS HAVE CHANGED TO INCREASE CLARITY AND FUNCTION OF THESE REGULATIONS.

CONFORMANCE AND IMPLEMENTATION:

The proposed Land Use & Development Regulations for the Town of Bolton, VT conform with and further the goals and policies contained in the Bolton Town Plan including all goals and policies pertaining to the availability of safe and affordable housing. This change has no detrimental effect upon, and is entirely compatible with, the proposed future land uses and densities of the Bolton Town Plan. The proposed changes do not inhibit nor carry out any specific proposals for any planned community facilities.