



Town of Bolton
Planning Commission
Minutes for Hybrid Meeting
Tuesday, February 21, 2023
6:00 pm

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

Planning Commission Members Absent: None

Others: Jon Ignatowski (virtual), Kelly Diglio (Planning & Zoning Administrator) (virtual), Amy Grover (Town Clerk)

Clerk: Carol Devlin

1. Call to Order – Steve Barner called the meeting to order at 6:02.
2. Additions/Deletions to Agenda – There were none.
3. Public Comment – There were none.
4. Approval of Past Minutes – January 17, 2023
 - Merrick Gillies moved to accept the January 17, 2023, minutes. Evan DesLauriers seconded. Motion passed (3-0).
5. General Business
 - Resort Master Plan
 - Jon had incorporated the edits from the January Planning Commission meeting and reviewed the changes with the PC.
 - Taylor Newton from the CCRPC (Chittenden County Regional Planning Commission) sent several comments, especially about the information that was copied from the Conservation District and added to the Resort Recreation District. The PC went discussed the comments.
 - The PC decided to remove the section on off-site vs. on-site utilities above 2,500' in the Resort Recreational District.
 - Taylor raised concerns about the vagueness of the language and lack of standards for the DRB to use when considering the protection of views, wildlife, natural areas, etc. Lighting standards are also lacking. The PC decided to add the adoption of more specific standards to the list for future BLUDRs amendments.

- Taylor also had concerns about redundancy. The PC decided to keep the redundant sections to reinforce the messages and to ensure that the Conservation District standards are applicable in the RRD.
 - Taylor also made some minor suggestions, especially about formatting.
- Zoning Map
 - Jon showed the PC the new zoning map including the revised boundaries between the Resort Mixed and Resort Residential districts based on discussions in earlier PC meetings and the revisions to the Village District at the bottom of Bolton Access Road and Duxbury Road that were approved in 2022.
- Timeline for Zoning Amendments
 - Steve moved that “*the Planning Commission accept the Resort Master Plan amendments and the zoning map as presented and schedule a Planning Commission public hearing on Thursday, March 30, 2023 at 6 p.m.*” Merrick seconded. The motion passed (3-0).
- PZA Action Updates
 - No permits have been issued.
 - One zoning certification has been issued.
 - DRB
 - BVR withdrew their application for lighting on Cobrass.
 - A sketch review for a minor subdivision on Notch Rd was submitted.
 - Two complicated applications involving steep slopes, flood zone or bank erosion are in the initial stages.
- Membership
 - Currently, the PC is down to three members.
 - Need to actively recruit.

6. Other Business

- Next PC Meeting – The next meeting is March 30, 2023, after the Public Hearing.
- Identify Next Agenda
 - Review comments from the Public Hearing
 - Vote on the amended BLUDRs and whether to send them to the Select Board
 - To-Do List
- Other Communications – There were none.

7. Adjournment – Evan moved that the meeting adjourn. Merrick seconded. Motion passed (3-0). Meeting adjourned at 7:25.

Attest: Carol Devlin

These minutes are unofficial until approved.

These minutes were read and approved by the Planning Commission on: March 30, 2023.