



Town of Bolton
Planning Commission
Minutes for Hybrid Meeting
Tuesday, March 30, 2023
6:00 pm

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

Planning Commission Members Absent: None

Others: Kelly Diglio (Planning & Zoning Administrator), Jon Ignatowski (virtual), Eric Lister, Rob Ricketson (DRB - virtual), Michael Webber

Clerk: Carol Devlin

1. Call to Order – Steve Barner called the meeting to order at 6:01.
2. Additions/Deletions to Agenda – There were none.
3. Public Comment
 - Rob Ricketson suggested a future amendment to the BLUDRs regarding trails. He sent an email with his suggestion and photos from hand-made and machine-made trails. Given the impact of heavy machinery he believes that the town should regulate trails, noting that machine-made trails may be regulated and still have approved permits. His suggestion was to change Section 9.2. Exemptions; (A) Local Exemptions; (4) to “Outdoor recreation facilities which do not involve the use of heavy equipment during constructions; or require the development, construction or use of structures or parking areas (e.g., walking, hiking, skiing, and/or snow mobile trails).” The PC took note of the suggestion and will consider it when it considers amendments to the BLUDRs addressing trails.
 - Eric Lister and Michael Webber attended the meeting to see what the PC does as they are possibly interested in joining.
4. Approval of Past Minutes – February 21, 2023
 - Evan DesLauriers moved to accept the February 21, 2023, minutes. Merrick Gillies seconded. Motion passed (3-0).

5. General Business

- Organizational Meeting
 - Merrick moved that “the RSC adopt modified Roberts Rules of Order.” Evan seconded. Motion passed (3-0).
 - Steve moved that “the PC keep the third Tuesday of the month at 6:00 p.m. as the PC’s regular meeting time.” Evan seconded. Motion passed (3-0).
 - Evan moved that “the PC elect Steve Barner as chair and Merrick as vice chair.” Steve seconded. Motion passed (3-0).
- Resort Master Plan
 - BLUDRs Amendments
 - Jonathan Ignatowski caught a few changes that the PC had not reviewed therefore the hearing on March 30 was postponed.
 - Article IV 4.6 – language clarifying the difference between B&Bs and inns/hotels. After discussion which also included short-term rentals, the PC decided to save amending this section for a future round of changes.
 - Resort Master Plan language was added to several sections and tables (e.g., changing Resort Village to Resort Mix Use throughout).
 - Clarified Article III 3.7.B on merging small non-conforming lots by changing it to small, undeveloped lots.
 - Merrick moved that “the PC accept the BLUDRs amendments as presented.” Evan seconded. Motion passed (3-0).
 - Steve moved that “the PC hold a hybrid public hearing on the BLUDRs amendments on Tuesday, April 25 at 6 p.m. in the Town Office.” Evan seconded. Motion passed (3-0).
- PZA Action Updates – Kelly Diglio
 - She completed 4 zoning certifications.
 - Eastcote is moving forward on the parking lot for the mountain biking trails.
 - A minor subdivision is in process on Notch Rd.
- PZA Membership
 - Brief discussion of how the PC works and the process for becoming a member of the PC should Eric or Michael decide they would like to join.

6. Other Business

- Next PC Meeting – The next meeting is April 25, 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 7:13.

Attest: Carol Devlin

These minutes are unofficial until approved.

These minutes were read and approved by the Planning Commission on: April 25, 2023.