



Town of Bolton
Planning Commission
Minutes for Hybrid Public Hearing
Tuesday, April 25, 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), Amy Grover (Town Clerk), Colleen Perry, Sarah Thompson, Leanne Deschenes (virtual), Warren Kirschbaum (virtual), and Spencer Nowak (DRB member-virtual)

Clerk: Carol Devlin

1. Call to Order – Steve Barner called the meeting to order at 6:02.
2. Additions/Deletions to Agenda – None
3. Public Comment – None
4. Planning Commission Hearing on the 2023 BLUDRs Amendments and Public Comment
 - Steve welcomed everyone and explained that there would be a 5-minute per person limit on public comments.
 - Jon Ignatowski gave a summary of the amendments.
 - The focus of these amendments is to provide a process for a resort master plan to increase efficiency and transparency.
 - Currently the resort needs to follow a PUD process for development which means that every change must go through the DRB PUD process which increases work for all involved and inefficiencies.
 - The work the Planning Commission has been doing is a result of the Municipal Planning Grant work on the Bolton Valley Master Plan several years ago.
 - Jon strongly recommended that those who are interested in the amendments read Article XI which contains the resort master plan process.
 - A resort will go through the DRB with a 10-year resort master plan. If approved, the plan is non-binding. DRB approval will enable minor changes to the plan to receive administrative approval by the Planning and Zoning Administrator.

- The main threshold for minor vs. major amendments is cumulative increases in traffic.
 - All major development, including substantial new buildings and lifts, would still be referred to the DRB.
 - Warren Kirschbaum congratulated the PC on their hard work on the resort master plan project. He then suggested that projects that have an impact on adjacent residential properties automatically be sent to DRB for more thorough review.
 - Spencer Nowak suggested clarification of the language on p. 13 2.3 (E) (6). As it is written, the list of excluded and included uses subject to DRB site plan review could lead to multiple interpretations by the DRB.
 - Colleen Perry shared her concerns over the possibility that the former Black Bear Inn could become a 4-story building which would block the view from the house she plans to build on a nearby lot.
5. Adjournment – Merrick Gillies moved that the meeting adjourn. Evan DesLauriers seconded. Motion passed (3-0). The public hearing adjourned at 6:20.

Attest: Carol Devlin

These minutes are unofficial until approved.

These minutes were read and approved by the Planning Commission on: May 23, 2023.