

Town of Bolton
3045 Theodore Roosevelt Highway
Bolton VT 05676
802-434-5075

Planning Commission Meeting Minutes

January 8, 2007

Planning Commission members present: Linda Baker, Chair, Rodney Pingree, Jen Andrews, Jim Bralich, Steve Barner (6:25 p.m.)

Planning Commission members absent: none

Clerk: Amy Grover

Also present: Samantha Tilton, CCRPC, David Parot, Director, Village Condominium Association @ Bolton Valley

Agenda

1. Town Plan Draft ~ ongoing review
 2. Minutes ~ December 11, 2006
 3. Other communications/mail
 4. Any other business
 5. Adjournment
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Call to Order

Linda Baker, Chair, called the meeting to order at 6:10 p.m.

Agenda Item #1 ~ Town Plan Draft Ongoing Final Review

David Parot introduced himself to the group and inquired about weekly agenda and minutes postings for the PC on the web, noting that he planned to attend more town board meetings in the future. It was noted for Mr. Parot that the PC met on a monthly basis, not a weekly basis, that the upcoming agenda was posted on the web, as well as three places in town, and that meeting minutes were posted after they were accepted, hence a one month lag. Amy noted that a draft hard copy of the minutes was always on file at the town office before being accepted and posted on the web. Mr. Parot noted that he had concerns regarding development within Bolton, and wanted access to that information for himself and for his condominium association. Mr. Parot noted that his concerns especially pertained to development at Bolton Valley including:

- School buses left idling in the parking lot for 3 – 5 hours during the after school ski/ride programs.
- Development on steep slopes.
- Drainage issues and erosion control in the parking lots and ditches, and washing of material into the woods. Mr. Parot noted that he had been out the previous weekend during a hard rain to take pictures of the multiple unnamed streams in

and around Bolton Valley Resort flowing into Joiner Brook and its tributaries and the general turbidity of those streams.

- The town had “fast tracked” the installment of the quad chairlift, in permitting and grant procurement, and that best practice had not been followed during construction with regard to erosion control.
- Non compliance of stormwater permits, noting that his condominium association was tied into a stormwater permit along with Bolton Valley.
- He and the condominium association wanted official notification of applications brought before the Development Review Board. It was noted that official notification is sent to the applicant’s abutters only.
- He and the condominium association wanted to be notified whenever someone like Bolton Valley was on the agenda. It was noted that the PC could not predict when additional interested parties might attend a PC meeting (as Mr. Parot had done that evening), unless the party had formally asked to be put on the agenda. It was noted that meetings are open to the public under VT’s open meeting law.
- He would like agendas to reflect exactly what would be discussed. It was noted that would be extremely difficult to do as there were many variables (public input, new questions/information, time allotment,) at work when undertaking a rewrite of the town plan.

Amy Grover noted that she had received responses from Ben Rose, Executive Director of the Green Mountain Club, and Ann Shangraw, President of VAST regarding the request of the Bolton DRB and CC to adopt an official trails map as a part of the Town Plan. Both parties noted that although they appreciated the intent of the DRB and the CC, their views were that there could be serious consequences by obtaining easements through this process (statutory mechanism), and that their efforts to protect trails and to respectfully work with landowners would be thwarted. After discussion the PC reached a unanimous consensus that depiction of all trails on the “Conserved Lands” map would serve as recognition that the trails were routed within Bolton, and to not adopt an “official” trails map. The group reviewed Section 3.2 Natural Resources Goals, discussion included:

- Reference wind as a natural resource.
- Section 3.2, g. page 15. “Maintain, protect, and improve *existing* trails and develop new recreational trails...”
- Section 3.3, page 16, add *i*. “*Facilitate the continuation of the trail network within the town by considering a density bonus for easements granted on private property.*” (Providing an incentive.) Sam noted that the BLUDR would need to be amended to keep in sync.

The group evaluated the informal review of the town plan draft provided by Julie Potter, CCRPC senior planner. It was noted that the PC could not reasonably address each point and complete work on the plan within the needed timeframe. The group asked Sam to identify what she felt to be the top priorities. Sam will email that information by 1/11/07, with a response from the Planning Commission by 1/18/07.

Amy will contact the Conservation Commission and formally ask for their help in identifying easements that are in place within Bolton, i.e. Preston Pond, canoe access areas, Pinneo Brook easement mentioned by Ben Rose.

The group discussed the untapped potential of the Lafreniere-Preston homestead and the need to actively maintain the buildings before they became completely deteriorated. Jen Andrews volunteered to contact the state regarding this issue.

The group discussed the potential park and ride. Jen Andrews volunteered to follow up with the Select Board again on this important issue.

The group reviewed all of Agenda Item #2 from the December 11, 2006 meeting, reaching consensus/addressing each point that was left open for additional review (see the December minutes for specifics on the following bullets).

- Bullet 1 ~ Sam completed language drafting.
- Bullet 2 ~ "...shall remain undeveloped."
- Bullet 3 ~ Delete "slow" and add that development will not adversely impact resources, traffic, or tax rate.
- Bullets 5 and 6 ~ Language for the Forest District and numbered percentages with respect to steep slope development will stand.

Agenda Item #2 – Minutes December 11, 2006

Jim Bralich made the motion to accept the minutes of December 11, 2006 as amended. Rodney Pingree seconded the motion. All were in favor, motion carried.

Agenda Item #3 - Other communications/mail

There was none.

Agenda Item #4 ~ Any other business

The next meeting of the PC will be Monday, February 12, 2007 from 6 – 8 p.m. @ Smilie School. Samantha will send out a draft by 2/5/07.

Agenda Item #9 – Adjournment

The meeting was adjourned at 8:05 p.m.

Amy Grover
Clerk, Development Review Board
These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on

_____, 2007

Linda Baker, Chair