

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

Planning Commission Meeting Minutes

December 8, 2008
6 – 8 p.m.
Bolton Town Office

Planning Commission members present: Linda Baker, Chair, Steve Barner, Jim Bralich, Jen Andrews, Rodney Pingree

Planning Commission members absent: None

Also present: Erin Perkins

Clerk: Amy Grover

Agenda

1. Public Comment
2. Review of Park and Ride information
3. Review of potential amendments to the Bolton Land Use and Development Regulations
4. Minutes ~ November 3, 2008
5. Other communications/mail
6. Any other business
7. Adjournment

Call to Order

Linda Baker, Chair, called the meeting to order at 6:15 p.m.

Agenda Item #1 ~ Public Comment

Linda Baker opened the floor to public comment. There was none.

Agenda Item #2 ~ Executive Session: PC Vacancy Interviews

The group entered executive session at 6:18 p.m. to interview PC applicants. The group exited executive session at 6:30 p.m.

Agenda Item #3 Review of Park and Ride Information

Amy noted that she was still waiting for information regarding site distance on the state owned parcel (previously used as I89 bridge repair staging) from VTrans. Amy will follow up with VTrans again.

Agenda Item #4~ Review (continued) of possible amendments to the Bolton Land Use and Development Regulations

The group continued the review of the list of potential changes/updates to the BLUDRs. It was noted that there was a recommendation by Bolton ZA Miron Malboeuf to review the town of Warren's regulations with respect to driveway standards and steep slopes.

- The group reviewed Warren's language and discussed Article 3. General Regulations (C) Driveways (2) "Driveways shall have a finished grade of no more than 3% within 35' of an intersection with the travel-way of a road, and shall intersect with a road at an angle of less than 70°."
- It was questioned whether the angle number written was a mistake and whether it really meant 0 - 70° or 70° - 90°.
- The group reviewed Warren's language and discussed Article 3. General Regulations (C) Driveways (3): "Driveways shall have an average finished grade of no more than 12% over any 50 foot section. Driveways to be installed on slopes which exceed an average grade of 12% shall submit an erosion control plan to the DRB for consideration and approval in accordance with Section 3.4."
- It was noted that this language would have allowed for the Garfield subdivision and development to move forward, as well as development in the "Sugar Shack" parcel ~ allowing driveways to cross steep slopes to access conforming slopes for development.
- The group reviewed the steep slope research compiled for the Ad Hoc committee in 2006.
- The group discussed engineering of steep slope development and whether just because steep slope development could be engineered, does that mean the development should happen.
- Of concern with steep slope development; who is responsible for "policing it" ~ correct erosion control measures, effect on water wells and springs, runoff downslope, stormwater, impact to driveways and roads.
- Discussion to be continued.

Agenda Item #5 – Minutes November 3, 2008 Meeting

Steve Barner made a motion to accept the minutes of November 3, 2008. Jen Andrews seconded the motion. All were in favor, motion carried.

Agenda Item #6 - Other communications/mail

The group reviewed:

- A letter from Charlie Baker, Executive Director, CCRPC, thanking them for the letter of support following comments made to the Burlington Free Press by a Bolton official.
- A letter from Leslie Pelch, Bolton CCRPC Commissioner, thanking them for the letter of support following comments made to the Burlington Free Press by a Bolton official.
- A letter from CCRPC thanking them for their input on the draft language for Substantial Regional Impact (SRI), noting that the SRI amendment had been unanimously adopted at the CCRPC October 27, 2008 meeting.

- Draft zoning and subdivision regulations from the town of Huntington. It was noted the proposed changes were to bring their regulations into compliance with Chapter 117/Act 115.
- A VLCT workshop opportunity for “Municipal Zoning Bylaws After September 1, 2011.” It was noted that Bolton’s bylaws are fully updated and in compliance with Chapter 117/Act 115.

Agenda Item #7 ~ Any other business

The group reviewed information with respect to Bolton Valley’s upcoming DRB hearing on December 18, 2008. It was noted that Bolton Valley’s appeal of the Bolton ZA’s decision regarding the 4 x 4 school expansion (that a town permit is required) is still under consideration. It was noted that:

- An ACT 250 Land Use Permit amendment had been filed on 12/2/08 with the District office by “Automotive Services International/Mike Hopwood” for a second expansion of the 4 x 4 school; a “Warmup Area, Winter Driving School, and Proposed New Trail Sections.”
- Photographs in the back of the application appear to depict the areas outlined within the application.
- The application states that no local zoning or subdivision approval is needed.
- Amy will follow up with Peter Keibel at the District 4 Office to see where the application is in the ACT 250 process, and ask about the photographs.

With respect to the four season use of Bolton Valley’s “The Ponds” facility, it was noted that:

- Deb Lariviere had stated that Bolton Valley was asking for a reconsideration of the DRB’s conditions of approval dated November 6, 2008.
- This request for reconsideration was not reflected on the December DRB agenda.
- The DRB approval included conditions with respect to; traffic circulation, access, pedestrian crossing/safety, the Timberline parking area, signs, lighting, speed limit, and striping of the paved portion of the Timberline parking area.
- The PC noted that safety was a concern, especially with respect to pedestrian safety/crossing of the Bolton Valley Access Road, and that the PC had no issue with rescinding the condition that the paved section of the Timberline parking area be striped for parking.

The next meeting of the PC will be held on Tuesday, January 20, 2009, 6 – 8 p.m. at the Town Office.

The group entered executive session at 8:20 to discuss the appointment of Erin Perkins to the PC. The group exited executive session at 8:30 p.m. The PC unanimously agreed to forward their recommendation to appoint Erin Perkins to the Planning Commission to the Select Board at the SB December 15, 2008 meeting.

Agenda Item #8 – Adjournment

The meeting was adjourned at 8:30 p.m.

Planning Commission Meeting Minutes
December 8, 2008

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on
January 20, 2009

A handwritten signature in cursive script that reads "Linda Baker". The signature is written in black ink and is positioned above a horizontal line.

Linda Baker, Chair