



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

Planning Commission Meeting Minutes

July 14, 2009
6 – 8 p.m.
Bolton Town Office

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

Planning Commission members absent: 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 ~ June 16, 2009
5. Other communications/mail
6. Any other business
7. Adjournment

Call to Order

Linda Baker, Chair, called the meeting to order at 6:05 p.m.

Agenda Item #1 ~ Public Comment

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

Agenda Item #2 ~ Review of Park and Ride information

Ms. Baker noted that she and Ms. Grover attended the Select Board meeting on July 6, 2009 regarding the park and ride information. It was noted discussion with the Select Board included:

- VTrans had stated that site distance on the parcel used as the I89 bridge staging area could be made sufficient by removal of trees and bank.
- The Park and Ride Grant Program had been level funded for 2010 @ 250k; the application deadline is 7/31/09.
- Research identified only 2 other potential park and ride facility areas ~ by the I89 southbound emergency gate along RT 2, and along the fire access road to Joiner Brook by Smilie School. It was noted that use of the fire access area could be problematic, and probably not sufficient for the minimum of 10 spaces to qualify for the grant.

- It was noted that the Smilie School parking lot was consistently used by folks for a park and ride area, impacting staff being able to park, and a possible safety concern for Smilie students.
- VTrans was considering “closing” the small parking lot at the bottom of the Bolton Valley Access Road with gravel berms due to complaints. It was noted that 2 – 3 vehicles had been abandoned there for several months, one had recently been removed.
- A park and ride facility could make it necessary to hire additional town staff for maintenance and plowing, the cost which could become burdensome for the town.
- Plowing of a parking facility in winter could be very difficult.
- Concerns of the area becoming an “attractive nuisance.”
- Ramifications for the town if they chose to close an official park and ride facility that had been funded with grant money.

The Select Board voted 3 – 2 to apply for a park and ride grant. Deb Lariviere will follow up with ZA Mr. Malboeuf to get figures for the grant application.

Agenda Item #3 ~ Review of potential amendments to the Bolton Land Use and Development Regulations

The group reviewed zoning regulation information from the town of Newbury NH/MT Sunapee and how recreational uses are regulated. Points of discussion included:

- If MT Sunapee encompasses state and/or national forest lands.
- District use vs. separate use.
- Permitted vs. conditional use.
- Permitted uses for clearly low impact recreational activities.
- Permitted use and site plan review.
- Special community events.
- Prohibited uses.
- Definitions of ski facilities.

Ms. Grover noted that she had emailed Larry Williams asking for any changes or additions to the resort use/development list generated by Mr. Williams at the November 2008, PC meeting, and had not had any reply.

Agenda Item #4 – Minutes June 16, 2009 Meeting

Rodney Pingree made a motion to accept the minutes of June 16, 2009 as amended (note that majority of ski areas in VT encompass state and/or national forests lands). Jim Bralich seconded the motion. All were in favor, motion carried.

Agenda Item #5 - Other communications/mail

- Information from Leslie Pelch, Bolton’s CCRPC representative, of the Vermont Council on Rural Development (VCRD)’s Community Programs. Their “Community Visit Program” provides a foundation for communities to help themselves determine needs and access resources, to identify, define and prioritize issues and challenges, and then to develop action plans. Ms. Pelch noted that a

“Community Visit” process might be helpful in any continued conversations between the town of Bolton and Bolton Valley Resort.

Agenda Item #6 ~ Any other business

The next meeting of the PC will be held on Tuesday, August 11, 2009, 6 – 8 p.m. at the Town Office.

Agenda Item #7 – Adjournment

The meeting was adjourned at 8:15 p.m.

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

These minutes were read and accepted by the Planning Commission on

August 11, 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