



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

### **Planning Commission Meeting Minutes**

January 21, 2009  
6:30 – 8 p.m.  
Bolton Town Office

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

Planning Commission members absent: None

Also present: Sharon Murray, Leslie Pelch, Scott Phillips

Clerk: Amy Grover

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#### **Agenda**

##### **6:30 p.m. PC Meeting**

1. Public Comment
2. Minutes ~ December 7, 2009
3. Other communications/mail
4. Any other business

##### **7:00 p.m. Public Hearing**

5. Proposed Flood Hazard Area Bylaw Amendments
6. Adjournment

#### **Call to Order**

Linda Baker, Chair, called the meeting to order at 6:35 p.m.

#### **Agenda Item #1 ~ Public Comment**

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

#### **Agenda Item #2 – Minutes December 9, 2009 Meeting**

Rodney Pingree made a motion to accept the minutes of December 9, 2009. Jim Bralich seconded the motion. All were in favor, motion carried.

#### **Agenda Item #3- Other communications/mail**

- A letter of interest in the open PC seat was received from Damon Brink. Amy noted there had been no further response to her contact attempts, and it was assumed that Mr. Brink was no longer interested in the open seat.
- Notification from Walsh and Monaghan, LLP, of Bolton Valley's 4 x 4 Center's appeal to Environmental Court of Bolton's DRB's December 2009 decision and conditions of approval.

- Notification from the town of Jericho of proposed amendments to their FHA regulations, adopted 1988. Purpose is to amend the FHA regulations and the River Overlay District to conform to state and federal requirements.
- Notification from the town of Underhill of proposed amendments to their zoning regulations, adopted 8/2009. Purpose is to amend the FHA regulations to conform to state and federal requirements.
- Leslie Pelch noted that the update to the Chittenden County Regional Plan was underway and that the CCRPC would appreciate the PC's input as the process moves forward.

**Agenda Item #4 ~ Any other business**

- One open seat remains on the PC. A vacancy notice will continue to be posted on the town website and in the Bolton Gazette until the seat is filled.
- The next meeting of the PC will be held Thursday, February 11, 2010, 6:00 – 8 p.m. at the Town Office.

**Agenda Item #5 ~ 7:00 p.m. Public Hearing on the Proposed Flood Hazard Area Bylaw Amendments**

The group reviewed the Proposed Flood Hazard Area Bylaw Amendments drafted by Sharon Murray, and reviewed the DFIRMs. Leslie Pelch provided the opportunity to zoom in on specific properties on the new DFIRMs with her computer to more clearly see the new DFIRM boundaries. Several properties along the Winooski River corridor and Joiner Brook were reviewed. Discussion included and/or it was noted that:

- The amendments will affect all property owners within the Flood Hazard Overlay District (Table 2.8), which includes Special Flood Hazard Areas (100 year floodplains) identified in and on the current Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMS) for the town, as published by the National Flood Insurance Program and provided by the state. These studies and maps are available for inspection and review at the Bolton Town Office during regular business hours.
- The primary purpose of the amendments is to bring the town's current flood hazard area regulations into compliance with federal requirements for continued municipal participation in National Flood Insurance Program (NFIP). Community participation in this program allows the town and affected property owners to obtain flood insurance, and also available federal hazard mitigation and disaster relief funds.
- Proposed amendments include a few substantive changes under the Flood Hazard Area Overlay District (Table 2.8), and under related development review standards (Section 5.5) and expanded and updated definitions (Section 10.3, as proposed), as well as minor changes (e.g., cross references, clarifications) under other sections of the regulations.
- Development, including new residential and nonresidential structures, will continue to be allowed within Special Flood Hazard Areas (outside of floodways) in the Village District (FHO I), but must be designed to be reasonably safe from flooding, to minimize potential flood damage and reduce exposure to flood

hazards, and to meet minimum federal standards for anchoring, elevation, construction and flood proofing.

- New development within flood hazard areas outside of the Village District (FHO II) will continue to be limited to accessory structures and improvements to existing structures.
- Changes to the town's existing flood hazard area regulations include the following: Clarifying that there are, currently in effect, two flood hazard districts – one for flood hazard areas within the underlying Village District (FHO I, as proposed) in which new development is allowed, and a second for flood hazard areas outside of the Village District (FHO II, as proposed), in which development is more restricted.
- Flood base elevations in the Winooski River corridor have increased and affected properties. It was noted that some landowners who were not within the boundaries now are, and that boundary changes have also affected lots which were previously only partially within either boundary (100 year or 500 year), which are now completely within the boundaries.
- Mr. Phillips property had been affected and was now nearly completely within the Special Flood Hazard Area (100 year floodplain). It was noted that under both the current and proposed regulations, he would be allowed to replace his existing home, and that he should continue to work the Bolton ZA, his engineer and surveyor to determine elevations and to file for a letter of map amendment if indicated.

Jim Bralich made the motion to submit the Planning Commission Report: Proposed Flood Hazard Area Regulation Bylaw Amendments, January 2010, and the Flood Hazard Regulation Bylaw Amendments to the Bolton Select Board for approval and adoption. Rodney Pingree seconded the motion. All were in favor, motion carried.

**Agenda Item #6 – Adjournment**

The meeting was adjourned at 8:20 p.m.

Amy Grover  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

These minutes were read and accepted by the Planning Commission on:

February 11, 2010



Linda Baker, Chair