



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

### **Planning Commission Meeting Minutes**

February 10, 2014  
6:00 – 8:00 p.m.  
Bolton Town Office

Planning Commission members present: Jenifer Andrews, Linda Baker (Chair—via Skype), Steve Barner, and Jim Bralich

Planning Commission members absent: Rodney Pingree

Also present: Miron Malboeuf (ZA), Sharon Murray (DRB) and Ron Lafreniere (SB)

Clerk: Carol Devlin

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#### **Agenda**

1. Public Comment
2. Minutes ~ January 13, 2014
3. Flood Regulations – (Miron Malboeuf, Zoning Administrator)
4. 2014 Planning Commission Work Plan
5. Definitions for Town Plan & Regulations
6. Options for Planning Assistance
7. Other communications/mail
8. Any other business
9. Adjournment

#### **Call to Order**

Linda Baker called the meeting to order at 6:00 p.m.

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

The floor was opened to public comment. Ron Lafreniere made his comments during the discussion on flood regulations.

#### **Agenda Item #2 ~ Minutes January 13, 2014 Meeting**

Jenifer Andrews made a motion to accept the minutes of January 13, 2014. Steve Barner seconded the motion. All were in favor (4 – 0), motion carried.

**Agenda Item #3 ~ Flood Regulations (Miron Malboeuf)**

Miron Malboeuf explained that existing buildings in the flood plain can have the same or similar use but they can't extend or enlarge the buildings without conforming to the regulations.

Miron Malboeuf and Sharon Murray clarified conditions for selling properties in the flood zone.

The Village is already under the least restrictive FEMA regulations. The problem is lies with the federal requirements more than the Bolton FHA regulations.. Ron Lafreniere commented that the combination of regulations, insurance and taxes had resulted in limited options for home owners. Assessed values on properties in the flood zone are greater than the market values.

The PC discussed possible outreach to owners in the flood plain to clarify their options.

There will be a meeting of the SB, PC, state and federal officials regarding flood zone regulations on Wednesday, February 19, 2014 at 6:00 in the Town Office.

**Agenda Item #4 ~ 2014 Planning Commission Work Plan**

The PC decided on a work plan for the next few months. The PC will tackle specific sections of the Town Plan and definitions. The March meeting will focus on definitions and Section 3 (Natural Resources) of the Town Plan. Carol Devlin will invite the Conservation Commission to attend and participate in the discussion.

The PC discussed options for encouraging development in town given the limited possibilities.

**Agenda Item #5 ~ Definitions for the Town Plan and Regulations**

The PC discussed using the same definitions in both the Town Plan and the regulations. They also reiterated the need to be consistent in the usage of terms and phrases and to clarify terms. They will work on specific terms, particularly those raised by Kate McCarthy, at the March meeting.

It was suggested that the DRB provide terms that they think need to be clarified.

**Agenda Item #6 ~ Options for Planning Assistance**

Carol Devlin and Sharon Murray led a discussion for obtaining assistance with the Town Plan from the Conservation Commission and other officials, the CCRPC, the VTLCT, the State of Vermont and a Municipal Planning Grant.

**Agenda Item #7 ~ Other communications/mail**

- FEMA sent Ron Lafreniere a letter stating that FEMA had completed a revision of the county Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM). Bolton is on some of the revised panels. The revisions and corresponding changes in the rates go into effect August 4, 2014. We will receive the revised FIRM panels before then.

The PC expressed concern about the potential impact of the changes and will ask for more information at the February 19<sup>th</sup> meeting with state and federal officials.

- Huntington's Planning Commission warned a Public Hearing on Amendments to Huntington's Zoning and Subdivision Regulations on February 24, 2014 at 7:00.
- Bolton received notice that Green Mountain Clean Energy LLL is renewing a Certificate of Public Good for an existing Meteorological Tower on Ricker Mountain. This led to a discussion of what the PC's position would be should the meteorological study lead to a proposal for a wind farm. Issues that were raised include:
  - Cons: ice throws, impact on views and the ski trails
  - Pros: isolated location with low visibility and tax income for the town
  - The PC needs more information on the potential impact.
  - Bolton should decide the town's position if Green Mountain Clean Energy decides to move forward.

**Agenda Item #8 ~ Any Other Business**

There was no other business.

**Agenda Item #9 ~ Adjournment**

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

Carol Devlin  
Clerk, Planning Commission

*These minutes are unofficial until accepted.*

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

April 14, 2014



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For the Planning Commission