

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

Development Review Board Public Meeting Minutes

September 21, 2005

Development Review Board members present: Jerry Chabot, Alternate, Margot Pender, Mike Rainville, Vice Chair

Development Review Board members absent: Susan Vita, Sharon Murray, Ken Richardson

Clerk: Amy Grover

ZAO: Dick Ward

Also present: Larry Stevens, MODC/Redstone, John Wakefield MODC/Redstone

Agenda

1. Reconvened recessed public hearing – MODC/Redstone Conditional Use event pavilion
 2. Deliberative session as needed
 3. Minutes – August 17, 2005
 4. Other business or communications
 5. Adjournment
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Call to Order

The hearing was called to order at 7:03 p.m.

Mike Rainville reminded Larry Williams and John Wakefield that this was a reconvened recessed hearing from August 17, 2005, and that they were still under oath.

Request of Mountain Operations and Development, Larry Williams agent, for conditional use approval of an events facility under Section 5.4 of the Bolton Land Use and Development Regulations. Request approval to construct a 6,750 square foot building on a parcel of land located in the Resort Residential District, on the Bolton Valley Access Road. Tax Map #6, Block #3004250.

Agenda Item #1 – Reconvened recessed public hearing – MODC/Redstone Larry Williams, Conditional Use, event pavilion

Mike Rainville noted that a letter of request for more information had been sent to Mr. Williams requesting additional information on the landscaping plan and the traffic circulation pattern, and asked Mr. Williams if he had that information for the DRB.

Traffic Circulation Pattern

Larry Williams provided a packet to the DRB from Lamoureux & Dickinson, Consulting Engineers, Inc., regarding the traffic study (this packet is on file at the Town Clerk's office), which included a letter signed by Patricia Coburn, P.E. and sign specifications. The letter noted:

- Parking is provided at Timberline Lodge.
- There is a one way gravel loop road for drop offs.
- Two crosswalks are located just north of the pavilion entrance and exit.

Patricia Coburn's recommendations for improving safety and site circulation included:

- Lowering of the speed limit on the Bolton Valley Access Road from 45 mph to 35 mph in the vicinity of the project, due to limited sight distance. Ms. Coburn noted that changing the posted speed limit requires approval of the Select Board.
- In the interim, a sign assembly to be located 175 feet south of the pavilion exit crosswalk, and 175 feet north of the pavilion entrance crosswalk. The assembly should include pedestrian sign W11-2, an advisory 35 mph placard and a flashing beacon light to be operated during events.
- Pedestrian crossing sign W11-2 with a down arrow placed at each crosswalk.
- An in-street pedestrian crossing sign, R1-6 placed in crosswalks during events.
- A directional sign indicating "wedding pavilion drop-off left and parking right" placed at pavilion entrance.
- A "do not enter" sign placed at the pavilion exit facing the Bolton Valley Road.

Larry Williams noted that the crosswalks would be marked, with pole mounted lighting. Larry noted his understanding was that the Bolton Select Board was lowering the BV Access Road speed limit to 40 mph.

Margot Pender asked if the Select Board could change the speed limit to 35 mph in the area of the pavilion. Mike Rainville noted that it was a complicated process, involving traffic studies. John Wakefield added that the speed limit could only be reduced by 5 ph at a time. Jerry Chabot suggested that the speed limit be tied in to the flashing beacon signs, i.e. 35 mph when flashing, as with a school zone. Larry Williams asked if the DRB could request that the Select Board provide for a reduced speed zone in that area. Dick Ward stated that he would check with the Select Board on that issue, but noted that enforcement would be an issue. Margot added that the request should be that the Select Board implement the engineer's recommendations for the speed limit.

Landscaping

Larry Williams noted that the packet included a list and quantity of plantings, adding that the goal was to create a very nice environment with a wilderness feel for special events. Larry stated that the proposed plantings were native varieties, with a broad mix, and wetland based around the pond.

Dick Ward asked what the landscaping value was. Larry Williams replied too much. Dick asked what the cost of the building was. Larry replied 350K total, with the building

at 200 – 250K. Dick stated that the landscaping should be at least 3% of the total value of the project, a total of \$10,5000. Larry stated that more would be spent than that.

Dick Ward noted that this was the largest project proposed in Bolton for several years, and asked the DRB if they felt they should request a landscaping bond for one year, adding that 10 – 15% of the plantings would die the first year. Larry Williams stated that the facility would be their showcase, and obviously the plantings would be maintained in good shape. Dick added that a bond was not required. After brief discussion, the DRB stated that they were not concerned about that issue, and would not require a landscaping bond.

Margot Pender asked if the project had received ACT 250 approval. Larry Williams stated that they had not yet applied. Margot asked if they were concerned about the heating/uninsulated piece. Jerry Chabot asked if there was a state code to be energy efficient. Larry replied that their argument would be that it was a special events building.

Larry Williams noted that the tan areas on the map indicated Class III wetlands. Larry noted that the project would impact wetlands, and that the total was under 5,000 square feet ~ 4100 square feet. Larry added they would need approval for wetlands.

Mike Rainville asked if there were any more questions or comments. There were none.

Mike Rainville asked if there was any need for more discussion or a motion to enter deliberative session. There was no discussion, or motion made to enter deliberative session.

Jerry Chabot made the motion to approve the request of Mountain Operations and Development, Larry Williams agent, for conditional use approval of an events facility under Section 5.4 of the Bolton Land Use and Development Regulations, and to grant approval to construct a 6,750 square foot building on a parcel of land located in the Resort Residential District, on the Bolton Valley Access Road, Tax Map #6, Block #3004250, with the following conditions:

1. Implement the site circulation and safety recommendations as outlined by Patricia Coburn, P.E., Lamoureux & Dickinson Consulting Engineers, Inc., in a letter and information packet dated September 19, 2005.
2. Implement the landscaping plan specifications as prepared by the SE Group and presented to and approved by the DRB on September 21, 2005.
3. All other local and state permits received prior to the issuance of a zoning permit.

Margot Pender seconded the motion. All were in favor, motion carried. Members present and voting in favor, Jerry Chabot, Margot Pender and Mike Rainville.

Agenda Item #2 –Deliberative Session as Needed

Deliberative session not needed.

Agenda Item #3 – Minutes August 17, 2005

Margot Pender made the motion to approve the minutes of August 17, 2005. Jerry Chabot seconded the motion. All were in favor, motion carried.

Agenda Item #4 - Other business or communications

The DRB signed the notice of decision (approval) for Fuller/Thompson variance, and the GMC/Stevens subdivision (approval).

Agenda Item #5 – Adjournment

Mike Rainville made the motion to adjourn the hearing at 7:30 p.m. Margot Pender seconded the motion. All were in favor, hearing adjourned.

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

These minutes were read and accepted by the Development Review Board on

_____, 2005

Sharon Murray, Chair
or
Mike Rainville, Vice Chair