

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

Planning Commission Public Hearing Minutes

Tuesday, January 22, 2002

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

Planning Commission members absent: None

Zoning Administrator: Dick Ward

Clerk: Amy Grover

Others present: Alexander McEwing

Call to Order

Linda Baker, Chair of the Planning Commission, called the hearing to order at 7:02 p.m.

Planning Commission Report

Pursuant to Title 24 VSA, Chapter 117, Section 4384 et seq., this hearing was convened to discuss the 2001 Amended Town Plan. The proposed amendments include acknowledgment of; the State's removal of ledge at the intersection of Route 2 and Cochran Road in Jonesville, the closing of the Jonesville Bridge on Cochran Road, re-adoption of the Bolton Subdivision Regulations, and completion of the addition to Smilie Memorial School. The 2001 Amended Town Plan also includes the results of the 2000 census, four maps, and reflects the designation of Ricker and Robbins Mountains as the two (2) areas for wireless communications facilities.

Public Comment

Linda Baker noted that the Planning Commission was ready to take comments on the 2001 Amended Town Plan. Alexander McEwing, owner of the Robbins Mountain tower site and not a resident of Bolton, stated that he had come specifically to see what the change in wording was with regard to wireless communications facilities. Mr. McEwing stated that if areas are designated for wireless communications facilities, it allows for carriers to go to specific areas and work together, as had happened with the recent approval by the Bolton Development Review Board for him to construct a new tower. Mr. McEwing stated that there are now certain "tower conglomerates" building along interstates, and noted that one company has built a network of 500 towers in New England, thereby making a monopoly. He cautioned the Commission that conglomerates such as these could come in to an edge of a town and build a 180-foot tower. Linda

Baker asked Mr. McEwing if he was satisfied with the change of the wording with regard to wireless communication facilities. Mr. McEwing stated that he felt that the current wording only addressed mountaintops in Bolton, leaving open the possibility for towers to be built in the valley on the edge of town.

After discussion of and careful consideration by all of the members of the Commission, it was unanimously decided to change the wording with respect to wireless communication facilities on page 10 of the Town Plan to read as follows; “ In order to prevent the proliferation of towers *in Bolton*, the Town has designated these 2 areas as the location of any expansion of wireless communications facilities, to preserve the scenic corridor.”

The Commission discussed making wireless communications facilities a conditional use in the Rural II District, necessitating review by the Bolton Development Review Board, and adding that it also must be sanctioned by the Bolton Select Board.

Linda Baker asked if there were any more comments. There were none. There was no written comment received with regard to the hearing.

The hearing adjourned at 7:23 p.m.

The Planning Commission members reconvened their meeting at 7:24 p.m.

The motion to present the December 1, 2001 Draft of the Amended Town Plan to the Bolton Select Board, including the wording change with regard to wireless communications facilities, was made by Steve Barner. Rodney Pingree seconded the motion. Approval was unanimous.

Meeting adjourned at 8:00 p.m. (See “Planning Commission Minutes” dated 1/22/02 for non-hearing minutes)

Amy Grover
Clerk, Planning Commission
Minutes are unofficial until accepted.

These minutes were read and accepted by the Bolton Planning Commission on,

_____, 2002

Linda Baker, Chair, Bolton Planning Commission