



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

Planning Commission Meeting Minutes

July 19, 2010
6:00 – 8:00 p.m.
Bolton Town Office

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

Planning Commission members absent: Steve Barner

Also Present: Sharon Murray

Clerk: Amy Grover

Agenda

1. Public Comment
2. PC Seat Vacancy Update
3. Review of potential amendments to the Bolton Land Use and Development Regulations
4. Minutes ~ May 6, 2010
5. Other communications/mail
6. Any other business
7. Adjournment

Call to Order

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

Agenda Item #1 ~ Public Comment

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

Agenda Item #2 ~ PC Seat Vacancy Update

One seat on the PC remains open. No interest has been expressed. Notification will continue to be posted on the town website and in the Bolton Gazette.

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

The group briefly reviewed additional information on steep slopes. It was noted that:

- In response to the Supreme Court's JAM Golf decision that calls for clearer, more detailed standards of review, the PC should consider updating and clarifying the current steep slopes provisions.

- Feedback from applicants to the DRB has noted that the current regulations need to be clarified, especially with regard to how slopes are measured and applied.
- In many places outside of VT, steep slopes provisions are adopted as separate ordinances.
- Environmental court judges have stated that it is helpful to have a purpose statement and to create the context.
- There are many options for consideration including:
 1. Addition of Purpose and Applicability sections.
 2. Expansion of general exemptions.
 3. Expansion of definitions.
 4. Clarification of application requirements.
 5. More information for applicants to give them an idea of what the DRB might require to mitigate adverse impacts of development.

Agenda Item #4 ~ Minutes May 6, 2010 Meeting

Jim Bralich made a motion to accept the minutes of May 6, 2010. Rodney Pingree seconded the motion. All were in favor, motion carried.

Agenda Item #5 ~ Other communications/mail

- Notification from the town of Waterbury of proposed amendments to their subdivision and zoning regulations.
- Notification from Kenlan, Schwiebert, Facey and Goss, P.C. of an application filing with the District 4 Environmental Commission for the collocation of two FAA-required antennas and the installation of associated support equipment and infrastructure on and adjacent to an existing tower located on Ricker Mountain.
- Notification from Downs, Rachlin, Martin, PLLC of a pre-filing notice by Green Mountain Clean Energy, LLC's proposal to install and operate a temporary wind measurement tower ("MET Tower") on Ricker Mountain.
- A copy of a letter from Walsh & Monaghan, LLP to VT Environmental Court of a notice of appeal by the 4 x 4 Center.
- The Select Board voted in favor of adopting the FHA amendments (4 – 1) at their July 19, 2010 meeting.

Agenda Item #6 ~ Any other business

- The next meeting of the PC will be held on Monday, August 23, 2010, 6:00 – 8:00 p.m. at the Town Office.

Agenda Item #7 ~ Adjournment

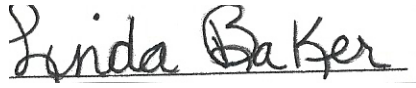
The meeting was adjourned at 8:25 p.m.

Amy Grover
Clerk, Planning Commission

These minutes are unofficial until accepted.

Planning Commission Meeting Minutes
July 19, 2010

These minutes were read and accepted by the Planning Commission on:
August 23, 2010

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