

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

Development Review Board Public Hearing Minutes

December 5, 2001

Development Review Board members present: Rob Heimbuch, Mike Rainville, co-chair, Ken Richardson, Susan Vita, Shirley Zundell, co-chair

Development Review Board members absent: None

Bolton Zoning Administrator: Dick Ward

Clerk: Amy Grover

Also present: Patrick Smith, John Stuart, William Bullock, Dan Champney, Rod and Doris Wheelock, Rodney Pingree, Alan Douse, Pete and Kelly Gosselin, Sean and Kristen Rup, Ann and Don Whitman, Joe Vita, EJ Ned Hamilton, Daniel Izor, Bernie Chenette

Call To Order

Mike Rainville called the hearing to order at 7:02 p.m.

Public Hearing

This hearing was convened to consider the application of Patrick Smith for final plat approval for an eight (8) lot subdivision located on Mountain View Drive. Proposal includes division of two hundred and sixty (260) acres into seven (7) lots averaging twelve (12) acres or greater in size, and one (1) lot approximately one hundred and sixty (160) acres, Tax Map parcel #8-904049 (AR – 1 and R – 2 Districts).

Patrick Smith and John Stuart appeared on behalf of the application.

Mike Rainville swore in all parties who would be giving testimony.

Development Review Board Report

Mike Rainville asked Misters Smith and Stuart for more information regarding the proposed eight-lot subdivision.

Applicant Comment

Patrick Smith stated that he was proposing an eight-lot subdivision. He stated that there would be one common drive that would serve four lots, and four other driveways. His lot

would be approximately 190 acres; the other seven lots 10+ acres. With regard to septic systems, there would be four conventional systems, and four mound systems. Mr. Smith then turned the floor over to the project engineer, John Stuart.

John Stuart noted the piece of property is in excess of 260 acres, and directed the Board's attention to a site plan map on display. Mr. Stuart stated there would be a common road to access four properties, which would be single family dwellings. Mr. Stuart stated that there would be minimal disturbance to the entire piece, and that houses would be concentrated down toward the front of the property to minimize the visual impact of where houses were placed. Mr. Stuart noted that there are a number of areas designated for waste systems with medium and coarse sands, entailing pumping to conventional fields. He added that two areas would have mound systems, with pump stations. Each lot would have its own drilled well for water.

Mr. Stuart stated that the amount of disturbance to the site from the common road and driveways would be at a minimum, as the road and drives would follow the existing terrain wherever possible, to minimize cuts and fills. He stated that ninety to one hundred acres of the land is a major drainage area, which would involve stonelined ditching on the uphill side of the roads/drives, and silt fencing to trap sediment so it would not move offsite and impact surface water or water supplies such as Mr. Douse's. Mr. Stuart stated this was the overall view of the proposal.

Mike Rainville stated that he had a letter from Eric Andrews, the Bolton Road Commissioner to enter into record. In the letter Mr. Andrews wrote that the road must meet minimum base requirements of Vermont A-76 road standards. Mr. Stuart stated that the road would have an 18-inch gravel base with 6 inches over that, and that was the A-76 standard. Ken Richardson asked why the term common driveway was being used instead of road. Mr. Stuart replied the term could be a common road or roadway, serving 4 lots, 400 – 600 feet in length. Mr. Richardson asked if it was then really a road and not a driveway. Mr. Stuart replied right.

Rob Heimbuch asked what length the driveways were. Mr. Stuart replied one was 300 feet, another 400 feet, the others were over 400 feet in length. Mr. Heimbuch stated that one issue that the Bolton Fire Chief has is that any road over 400 feet must have a turnaround area at the house large enough to turn around a 33 foot fire truck, and asked if that had been allowed for. Mr. Stuart replied yes. Mr. Heimbuch stated that some of the areas looked too steep to be able to turn a fire truck around, and questioned lot #8, which appeared to have two houses. Mr. Stuart replied that was a duplication, that there was only one house planned for lot #8. Mr. Heimbuch stated that all but lots #1 and #2 might be too steep to turn a fire truck around. Mr. Stuart stated that there were 5-foot contours on the plan, and that actually the areas around the house sites were flatter than represented. Mr. Heimbuch asked if the darker lines were not indeed 10-foot contour lines. Mr. Stuart replied that they were 25 foot contours lines, but then noted that Mr. Heimbuch was correct, they were 10-foot contour lines. Mike Rainville noted that Misters Smith and Stuart needed walk the site with the fire chief to look at and explain

the area to him. Mr. Rainville then noted that although this hearing had been warned as the final hearing, it was going to become more of a work session.

Mike Rainville stated that when Mr. Smith had come in for the sketch plan review, he was told that it would be necessary for him to form an association, and asked if he had spoken with residents on the road. Mr. Smith replied that yes, he had spoken with people, but that he could not force an association if the residents didn't want to join. He stated that he could force his lots into an association by putting that in the deed, but as far as people already living on the road, he couldn't force them to join. He added that his eight lot association would have to take over taking care of the road, and that there was only so much that he could do.

Ken Richardson noted that the wastewater easement for lots #7 and #8 appeared to be only about 50 feet from the back of the Whitman and Douse properties. Mr. Stuart replied that it was about 100 feet to the corner, and that the actual systems would be about 200 feet from the properties.

Mike Rainville asked if Mountain View Drive currently meets Vermont A-76 road standards. Mr. Stuart replied that it probably didn't. Mike Rainville noted that the road was built before regulations were in effect. Shirley Zundell asked how far it was on Mountain View Drive to the subdivision area. Mr. Smith stated it was about ½ of a mile. Dick Ward noted that Mountain View Drive is a sub standard road with a 30-foot right of way and a 15-foot travel way. He added that an additional 8 lots on a private road would seem to require at least some increase in road width. Mr. Ward stated that he had no idea what Mr. Smith's right of way was to his land, adding that if the right of way is across Mt. View Drive, the Board could force a road upgrade. Mr. Smith stated that it was something he could look into, but as far as widening the road, he didn't know what his rights were to do it, that he must need to get permission from someone. Mr. Rainville noted that Mr. Smith had to address the road issue, stating that by adding 8 lots the road would fall apart. Mr. Smith replied absolutely, and noted that an association fee based percent wise on where one lived on the road would take care of the road. Rob Heimbuch asked if Mr. Smith was only going to be maintaining the road to in front of where his access areas were. Mr. Smith replied yes. Shirley Zundell asked how long the road was. Mr. Smith replied about 600 feet. Ms. Zundell asked if the road would meet all specifications and standards. Mr. Smith replied absolutely, that was the easy part, and that the road ended where it split to lots #7 and #8 to become driveways. Susan Vita asked if lot #8 had a right of way through lot #7. Mr. Stuart replied correct, there was a 60-foot right of way over lots #7, #6 and #5. Dick Ward stated that was a legal question, and he had concerns if Patrick Smith had the legal right to convey his right of way over Mountain View Drive to others, and that it is up to the applicant to respond to that. He noted that adding an additional eight lots without a conveyance is an issue, and stated that he did not know if Mr. Smith had researched this. Mr. Ward also noted that typically one would not see sixteen lots on a private road, noting that South Burlington allows five. He stated that a 30-foot right of way is substandard even to A-76 standards, and that there are no pull offs on the road without using a private driveway. Mr. Ward also noted that was why the Bolton Fire Chief had concerns, no pull offs and a road with steep inclines. Mr.

Ward stated that he told the applicant in June that he needed to answer to some of these issues, and they had not been responded to. Mr. Ward stated that the Board might be able to call Mr. Smith's application incomplete, but that the process needed to move to the hearing stage before the application could be deemed incomplete. Mr. Ward noted that the Town of Bolton might need to address the issue of how many houses are allowed on a private road.

Rob Heimbuch asked who owned the road. Mr. Smith stated that Danny Champney owned the road. Shirley Zundell asked who maintains the road. Danny Champney replied that their policy was neighbor helping neighbor, and that worked for them. Mike Rainville asked if there was a possibility of all the residents and Mr. Smith getting together to maintain the road, noting that he knew that money was an issue. Mr. Rainville noted that he saw heads shaking "no," and Mr. Smith stated it was possible for him. Mr. Rainville stated there were ten residences on the road now, Mr. Smith would add eight, and asked if Mr. Smith's residences would rule over the ten already there. Mr. Smith replied that his association would be on a percent basis, depending on where the person lived on the road. He added that the current residents have an informal association, he would have a formal association. Shirley Zundell asked if it was possible to come through the Bolton Notch Road. Mr. Smith replies it would be quite a trick, and tough, but possible. Dick Ward stated that for the record he saw a tow along grader and a personal pick up truck for a plow, and asked if that was what was used to maintain the road. Danny Champney replied yes.

Ken Richardson asked if everything was ideal, the roads, septic, power, would there still be objections from the ten residents. Don Whitman replied yes, there would be additional traffic worrisome to children riding bikes, water drainage and proximity to water source issues, and the surface water issue, which could not be overlooked. Alan Douse stated that he could not be convinced the effect of the surface run off to the two streams was not going to be incredibly affected by a minimal amount of clearing and redirection of water, his biggest concern. Rob Heimbuch asked if the streams were on the map. Dick Ward replied they were highlighted on the map on display. Ann Whitman stated that the map was missing many natural features, adding that one of the streams runs 20 feet from their septic field, a grandfathered substandard situation, but that the subdivision could have significant effect in changing that stream flow. Ms. Whitman continued that the map was also missing houses, streams, septic fields, natural features, property lines, rights of way for roads and power lines. Don Whitman stated the property lines on the map were incorrect. Mike Rainville asked if the Whitmans would like all of that information on the map. Ann Whitman replied that would be helpful.

Mike Rainville stated that the Bolton Road Foreman would like information on the drainage issue also, and noted that the drainage issue was a big issue for the current residents.

Rob Heimbuch asked if the existing water systems were all wells. Ann Whitman replied no, some residents had dug springs.

Mike Rainville stated that Mr. Smith does have the right to add eight units, if he meets all of the criteria. Mr. Rainville added that the road is a big issue, and it appeared that the situation had reached "Hatfield and McCoy" status. Patrick Smith stated that if no one wanted to join his association, he could maintain the road with his eight people, adding that it is done now with ten people.

Mike Rainville asked Dick Ward for his insight into why Mr. Smith's application might not be complete. Mr. Ward stated that some issues that needed to be addressed were;

- Access and conveyance. Mr. Smith has access, but conveying his rights to seven other people may be prohibited. Mr. Smith stated that he did have the right to convey his access, and that information would be forwarded from his lawyer.
- Fire.
- Water.
- Turnarounds at the houses.
- The possibility of 18 units on a road with only springs and wells, and no ponds. Mr. Ward stated that he believed from an insurance company standpoint, Mr. Smith would need to have ponds to provide water, especially for house which are 600 feet up a hill.
- No pull off areas on the road, at least a couple are needed to allow cars to pass.
- No information regarding power and utilities. Mr. Ward asked if the power was going to be overhead, if the current number of poles was enough for 8 additional houses, if it would be underground, or crossing other properties, and that that information was needed for the record. Mr. Smith stated he had that information. Mr. Ward replied the letter from Green Mountain Power should have been entered into the record.
- The culverts under I89, are they large enough for additional run off.
- Plugged culverts on the road, which lead back to drainage issues.
- How and where would a transition from a fifteen' wide road to a twenty' wide road take place. Mr. Ward added ideally the whole road would be uniform size.

Mike Rainville stated that Mr. Smith also needed to talk with Richmond Rescue regarding ambulance access.

Pete Gosselin stated that he did not believe that the road was even capable of meeting A-76 standards. He stated he did not believe that the road could be widened to meet A-76 road standards without purchasing land, especially near the Whitman's property, adding that then snow would be plowed onto lawns, and some trees would have to be removed. He added that 2 cul de sacs needing a 100' radius, and overhead utilities were not shown on the map. Dick Ward stated that the road has a 30-foot right of way, and asked if everyone owns a piece of that right of way. He added that it was not his job to find out.

Shirley Zundell asked if Mr. Smith had undertaken any other developments in the last 5 years. Mr. Smith replied no.

Dick Ward asked if a state permit was needed for onsite waste disposal. John Stuart replied no, because all of the lots were over 10 acres.

Rodney Pingree stated that if more than 500' of a road is developed, it requires ACT 250 approval. Dick Ward stated that it was more than 800' on a Town Road. John Stuart stated that the 800' rule went away the last legislative session, and that ACT 250 comes in at the 10th unit now with zoning regulations in place, or the 6th unit without zoning regulations in place. Rob Heimbuch stated the applicant needs to check on the ACT 250 issue to be sure that no permits are required.

Ann Whitman stated that the property falls into two different zones, Agriculture and Rural I, and Rural II, and asked what applies to the area as far as frontage and lot size. Dick Ward replied that what applies depends upon which district it lies in. Ann Whitman stated she would like to see the boundary marks for the 2 zones on the map.

Shirley Zundell stated she would like a list of variances requested for the development. Patrick Stuart replied he was requesting none. Ms. Zundell stated that there was no frontage on a public road for one, and stated that Mr. Smith needed to check the Town's ordinances and regulations and let the Board know what variances Mr. Smith would be requesting.

Pete Gosselin stated that something not discussed was the need for drainage easements from three properties, Champney, Whitman and Douse. He added that all of the drainage would go through their properties. John Stuart replied that they did not need drainage easements, the water is presently going through the area. Mr. Stuart stated that they had to show that the development would not impact on the properties.

Shirley Zundell stated that mobile homes and clear cutting needed to be addressed. Patrick Smith replied that he would put into the deeds that mobile homes and clear cutting would not be allowed. Dick Ward noted that the Town could not discriminate on those issues, however Mr. Smith could add those restrictions to the deeds.

Rob Heimbuch asked if culverts or bridges would be used where the road crossed streams. John Stuart replied there were only two crossings, and that culverts and headwalls would be used. Danny Champney asked what size. Mr. Stuart replied that it depended on the drainage area, it would be indicated on the plan.

Dick Ward asked if there were other issues that people wanted to comment on. Danny Champney stated that between lots #5 and #6 there was a main brook. He stated that there was a 30-inch culvert there now, and that the water was at the top of the culvert. He stated there also was only a 30 inch culvert under I89 and asked what Mr. Smith would do. Mike Rainville stated that Mr. Stuart would demonstrate some retention ponds. Mr. Gosselin stated that Mr. Smith was supposed to submit a 50-year storm plan, and that the drainage easement issues needed to be clarified. He added that he believed that everyone downhill would see increased drainage. Mike Rainville stated that the engineers could take care of drainage issues, the lawyers could take care of the access issues, but stated he felt it was best for Mr. Smith and the residents to be talking to work out the road issue. Mr. Smith stated that he was unclear how much of a right he has to widen the road if he

needs to. Dick Ward stated that the current 30' right of way belongs to ten people, and that probably at least a majority of the ten must agree to the widening. Mr. Ward added that Mr. Smith needed to explore the possibilities the best that he can, and then it is up to the Board to approve or deny the subdivision. He stated that if the subdivision is approved there is a 30-day appeal period if the current residents do not agree with the approval, and that then it would be out of the Board's hands at that point. Mr. Ward stated that the Board was doing its best as lay people to satisfy the town and the residents. Mr. Ward added that Mr. Smith had heard within the last 4 days there are a number of issues that need to be resolved.

Shirley Zundell asked what Mr. Smith's plans were for the rest of the property. Mr. Smith replied that he hoped to live there on his lot. Ms. Zundell asked if there would be more development on his lot. Mr. Smith replied he did not think so, but maybe 2 more lots at the most, if that.

Rodney Pingree stated that the concern for the current private drinking water supplies should not be underestimated. He stated that the proposed development is in the recharging area for those water supplies, and that anything that disrupts the subsurface area there could limit both the quantity and the quality of the water. Rob Heimbuch asked if the map could identify where the abutters draw their water source. John Stuart stated that they would do that, as well as identify it as a spring or well.

Dick Ward asked how many acres Mr. Smith had logged. Mr. Smith replied he had had selective cutting done, anything valuable.

Mike Rainville asked if there were any other comments. There were none.

Dick Ward stated that January 16, 2002 would be the next scheduled meeting of the Board, and that Mr. Smith needed to notify him whether or not he was ready to come back before the Board on that date with the requested documentation and information.

Deliberation and Decision

Rob Heimbuch made a motion to continue the Smith application on or about January 16, 2002. Mike Rainville seconded the motion. Approval was unanimous.

The hearing was adjourned at 8:03 p.m. until a continuance at a later date.

Sketch Plan Review

The Sketch Plan Review meeting convened at 8:10 p.m.

Request of Bolton Valley Holiday Resort, for a Sketch Plan Review. Proposed 18-lot subdivision off of the Bolton Valley Access Road. Sketch Plan approval required by the Development Review Board, Section 4, Article II, Section 250 of The Town of Bolton Subdivision Regulations.

Ned Hamilton, Bernie Chenette, and Daniel Izor appeared on behalf of the application.

Applicant Comment

Bernie Chenette gave an overview of the project, and explained the map of the project on display to the Board. Mr. Chenette stated that Bolton Valley Holiday Resort was showing an 18-lot single residence subdivision on the Bolton Valley Access Road. As a reference point, Mr. Chenette noted that the “Bolton Valley” sign is close to lot #1, and that the sugarhouse is approximately in the middle of the project. The lots range in size from approximately 30 to 80 acres. Mr. Chenette stated that this was the first cut on the subdivision, and that some preliminary soil checking had been completed. Mr. Chenette stated that the houses would share septic systems, using a cluster system for wastewater, and that water would be on site. Mr. Chenette said he was hopeful that building spots would be located down low on the lots near the road, with less than 400’ driveways, and that the back of the lots would be conserved, possibly with deed restrictions. He stated that at this point they were still working with different ideas, such as clustering. Mr. Chenette stated that they also must decide what would happen to the sugarhouse. Mr. Chenette stated that from listening to the previous hearing, he knew that the steep grade might be an issue for firetrucks, and that the frontage on a public road was an issue. With regard to driveways, Mr. Chenette stated that they would try to utilize a common road/drive to serve four to five lots, others might be one drive for two lots, and that they would try to minimize curb cuts by maximizing common drives, but some sort of loop road would be impossible.

Ken Richardson asked why Bolton Valley was selling such large lots, as opposed to a 5 – 7 acre piece. Mr. Chenette replied that it was a marketing technique to provide a feeling of controlling a larger piece of land. Ned Hamilton added the larger lots would allow room for horses, tennis courts or the like. Dan Izor stated that a smaller lot would landlock the land behind it. Mr. Chenette stated that the steepness and the ledge on the land would restrict developing the land on the higher side of the lots, adding that the land is unforgiving further up toward the back of the lots.

Shirley Zundell asked if Bolton Valley had applied for ACT 250 yet. Bernie Chenette replied that they had not as of yet. Mike Rainville asked if they would go through the ACT 250 process before they came back to the Board. Mr. Chenette replied that they would be sitting down and talking the project through, and estimated it would take three to four months. He added that it would be an amendment to Bolton Valley’s permit and that issues at the ski area would not transfer down.

Mike Rainville asked if they would be requesting variances from the Board for the project. Bernie Chenette replied that he did not see any variance issues right now except for the frontage on a public highway.

Susan Vita asked if they would be marketing the lots for primary residences or second homes. Bernie Chenette replied that was an unknown, and realized that could provide a concern with regard to the educational facilities in Bolton. Shirley Zundell asked if they would be building the homes in addition to selling the lots. Ned Hamilton replied they would only be selling the lots. Dick Ward stated that they needed to speak with the School Board, that at a cost of \$7,500 per student per year, it could be a serious impact. Mr. Ward stated that they also needed to go to Camel's Hump Middle School and Mount Mansfield Union High School to find out if it would be a burden. Ned Hamilton stated that they couldn't control the type of home built, but he envisioned it as the home of grandparents with no children to impact the educational facilities, with the home price in the 300 – 500 K range. Mike Rainville stated homes in that range would generate approximately 8,000 to 10,000 dollars per year in property taxes. Ned Hamilton stated that he was certain there would be covenants and restrictions on the deeds to keep the value of the property, but their intent was to keep it simple, with no homeowners' association.

Rob Heimbuch asked about the current V.A.S.T. trail running near lots #8 and #9. Daniel Izor replied it would be up to V.A.S.T. and the landowner to secure the trail. Amy Grover asked about the future of the sections of the Catamount and Long Trails near the proposed lots. Bernie Chenette replied it might be a possibility to incorporate feeder trails into the existing network to further enhance the marketability of the lots, but that would be their choice.

Shirley Zundell asked if hunting would be allowed. Daniel Izor replied that currently it would take a monumental effort to post the land, and that the land is not posted. Ned Hamilton stated that each homeowner would have the right to post their own lot.

Susan Vita asked if the smaller lots on the east would be more affordable, and asked about their position in relation to Joiner Brook. Ned Hamilton replied the smaller lots might be more expensive because of the views. Bernie Chenette stated that they would have to take a hard look at the configuration of the lots on that side.

Mike Rainville asked if the abandoned tower dating from 1947 on Mount Stimson was in one of the proposed lots. Daniel Izor noted that the tower was on Bolton Valley land, and that it was no longer in use of any sort. Mike Rainville stated that there might be a need for future access to that area.

Dick Ward asked about a timetable for the project. Bernie Chenette replied that there was a lot of design and fieldwork still to do. He stated they hoped to design over the winter and receive needed permits by spring. Ned Hamilton asked what some of the issues they needed to address were. Mr. Ward replied, water, sewer, curb cuts, and building envelopes. Mr. Ward asked what the applicants thought about impact fees to

offset costs to the Town. Mr. Ward addressed the Board and stated that assessing an impact fee was an issue that needed to be addressed.

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

The sketch plan review meeting adjourned at 8:50 p.m.

Rob Heimbuch made a motion to approve the minutes from September 19, and 24, 2001, October 17, and 18, 2001. Susan Vita seconded. Approval was unanimous.

Other Business

Mike Rainville stated that the Town must address the issue of how many houses are to be allowed on a private road, and asked Amy Grover to forward the issue to the Planning Commission.

The Board noted that the process of applying for a subdivision must be scrutinized carefully, and noted that at in the least, a provision for a preliminary hearing must be added to the process. As the Subdivision Regulations now stand, an applicant goes directly from sketch plan review to a final hearing.

Dick Ward noted that the possibility of an impact fee must be explored, noting that between the two subdivisions that have been applied for, Mr. Smith's on Mountain View Drive, and the Bolton Valley subdivision, there was the possibility of 26 homes being built within a very short period of time. Mr. Ward also noted that Ralph DesLauriers had applied for an ACT 250 permit extension for a subdivision on Snow Pond Road.

The meeting was adjourned at 9:08 p.m.

Amy Grover
Clerk, DRB

Minutes are unofficial until accepted.

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

_____, 2002

Shirley Zundell and/or Mike Rainville, Co-Chairs Bolton Development Review Board

To: Dick Ward, Z.A.
From: Amy Grover, DRB Clerk
January 11, 2002

I went through the minutes and culled this list of issues that either you, the Development Review Board, or the current residents of Mountain View Drive asked Mr. Smith to address. Of course, these are in addition to (although some may be duplications of) the Final Subdivision Requirements contained on pages 8 – 13 of the Town of Bolton Subdivision Regulations. I thought this might be useful to you, and also to Mr. Smith, to serve as a reminder of the necessary additional information and documentation that the Board would like Mr. Smith to provide.

- Access and conveyance. Mr. Smith has access, but conveying his rights to seven other people may be prohibited. Mr. Smith stated that he did have the right to convey his access, and that information would be forwarded from his lawyer.
- Fire. Mike Rainville stated that Misters Smith and Stuart needed to walk the site with the Bolton Fire Chief. Areas too steep to turn a firetruck around are of a concern.
- Water and drainage issues. Many concerns from the residents, and the Bolton Road Foreman. One resident asked about drainage easements for the Douse, Whitman and Champney properties. Another commented that the current culverts have water running to the top now. Culverts running under I89. A 15-year storm plan to be submitted.
- Richmond Rescue access, Mike Rainville asked Mr. Smith to speak with Richmond Rescue.
- Turnarounds at the houses. A resident stated that 2 cul de sacs were not shown on the map.
- The possibility of 18 units on a road with only springs and wells, and no ponds. Mr. Ward stated that he believed from an insurance company standpoint, Mr. Smith would need to have ponds to provide water, especially for house which are 600 feet up a hill. Retention ponds.
- No pull off areas on the road, at least a couple are needed to allow cars to pass.
- No information regarding power and utilities. Mr. Ward asked if the power was going to be overhead, if the current number of poles was enough for 8 additional houses, if it would be underground, or crossing other properties, and that that information was needed for the record. Mr. Smith stated he had that information. Mr. Ward replied the letter from Green Mountain Power should have been entered into the record.
- Plugged culverts on the road, which lead back to drainage issues.
- Road width increase issues. How and where would a transition from a fifteen' wide road to a twenty' wide road take place. Mr. Ward added that ideally the whole road would be uniform size. A resident stated he believed land would need to be purchased to widen the road.
- ACT 250 issues. Rib Heimbuch asked that Mr. Smith check to be certain no permits are needed.

- Variances requested. Shirley Zundell asked that Mr. Smith check the town's ordinances and regulations and advise the Board what variances will need to be requested. She stated that no frontage on a public road was one variance.
- Map issues. Residents had a list of things they would like to see added to the map; Boundary lines for the zoning districts. Correct property boundary lines. Identify the areas from where the abutters draw their water, and note it as a spring or well, concern about disturbing the recharging area for water sources. Identify houses, streams, septic fields, natural features, rights of way for property lines, rights of way for power lines.