

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

**Planning Commission Minutes**

Tuesday, January 22, 2002

The meeting was called to order at 6:14 p.m.

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

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Jim Bralich made the motion to accept the minutes from December 11, 2001. Steve Barner seconded the motion. All were in favor. The minutes from December 11, 2001 were accepted.

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Dick Ward, Bolton's Zoning Administrator introduced himself to the Commission members and gave them a brief history of his background, and his many years working for the city of South Burlington as their ZA. Mr. Ward stated that he wanted the Commission to know that there were 2 subdivision proposals currently working through the subdivision process in Bolton, and that he and the Development Review Board saw a need to make some changes to the current Subdivision Regulations.

The first issue in need of change was with regard to a major subdivision; in the process of the current regulations, an applicant moves directly from a sketch plan review to a final hearing. Mr. Ward stated that there was a need for a preliminary hearing between those two steps.

Mr. Ward stated that the Board also needed to consider the issue of how many houses are to be allowed on a private road, citing the current proposal of Mr. Patrick Smith to subdivide eight lots on Mountain View Drive, a private road that already serves eight homes. Mr. Ward added that in South Burlington, only five homes were allowed on a private road, and that he felt that after 4 or 5 lots, a road standard would have to be met. Mr. Ward stated that the Select Board or even the Road Foreman could address the issues by resolutions, but in the future these issues needed to be addressed in the bylaws.

Steve Barner stated that it was his understanding that the Town had no desire to take over any private roads. Mr. Ward stated that the more miles of road the Town had, the more State aid it would receive for the roads. Linda Baker asked Amy Grover to check with neighboring towns to see what their policies were with regard to the number of homes allowed on a private road, and if there were road standards in place.

There was discussion between the Commission and Mr. Ward with regard to “certificate of occupancy” and “certificate of completion.” Steve Barner noted that the Town no longer uses the “c.o.o.”, but rather the “c.o.c.” in order to encompass all permits.

The Commission stopped the meeting at 6:55 p.m. to convene the public hearing on the Amended Town Plan. The Commission reconvened after the public hearing at 7:24 p.m. (For minutes from the public hearing, see “Planning Commission Public Hearing Minutes” dated January 22, 2002).

The Commission reviewed the timeframe for amending the Zoning Regulations in order for the Regulations to be completed in time for voting by the Town on November 5, 2002. The hearing process would need to start on approximately Sunday, May 5, 2002, the warning for the first hearing.

Linda Baker asked Amy to draft a memo to the Select Board asking for their input to and consideration of private roads, road standards, and the number of homes allowed on a private road. Ms. Baker noted that if private roads had to be built to A –76 standards, it would appear that it would be more difficult for the Town not to take the road over, if so petitioned by the residents. Rodney Pingree noted that if all private roads were built to A –76 standards it would certainly make access easier for everyone, including emergency vehicles, but due to existing right of way constraints roads may not be able to be developed to A – 76 standards. Jim Bralich queried what the minimum standard for a road was.

The Commission discussed the subdivision regulations as they currently read, and discussed adding a possible provision before the final hearing of having an objective engineer or site technician verify the suitability of a subdivision with respect to water and septic. The Commission discussed the possibility of having test pits, and monitoring tubes as the applicant’s responsibility.

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The meeting adjourned at 8:00 p.m.

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The next two Planning Commission meetings are scheduled for;  
Tuesday, February 11, 2002  
and  
Tuesday, March 12, 2002  
6:00 p.m.  
at the Town Office

Amy Grover  
Clerk, Planning Commission  
*These minutes are unofficial until accepted.*

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

\_\_\_\_\_, 2002

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Linda Baker, Chair