

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

**Planning Commission Minutes**

February 12, 2002

Meeting called to order at 6:08 p.m.

Planning Commission members present: Linda Baker, Chair, Steve Barner (left meeting @ 7 p.m.), Jim Bralich, Chris Haggerty, Rodney Pingree (left meeting @ 7:30 p.m.)

Planning Commission members absent: None

Zoning Administrator: Dick Ward

Clerk: Amy Grover

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Rodney Pingree made the motion to accept the minutes of January 22, 2002 as amended. Jim Bralich seconded the motion. All were in favor. The minutes of January 22, 2002 were accepted as amended.

Jim Bralich made the motion to accept the public hearing minutes of January 22, 2002 as amended. Rodney Pingree seconded the motion. All were in favor. The public hearing minutes of the January 22, 2002 were accepted as amended.

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Dick Ward reviewed his memo to the Commission on the status of Bolton's Subdivision Regulations, and noted that he had provided the Commission with copies of St. George's Subdivision Regulations for their review. Mr. Ward noted that a minor subdivision could remain a two step process, but that a major subdivision needed to become a three-step process by inserting a preliminary hearing step after the sketch plan review and before the final hearing. Linda Baker noted that the Commission acknowledged the need to review the subdivision process, but noted that because of the limited time frame the Commission had to complete their work on the Zoning Regulations, the subdivision review would have to be tabled until a later date. Ms. Baker noted that the Commission also needed to review the reference to "lots greater than 30 acres" on page 27 of the Subdivision Regulations.

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The Commission and the ZA reviewed the letter written in reference to the ground water monitoring proposal for the 226.8 acre Deslauriers Trust property, located off of Route 2.

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Linda Baker noted that the Commission had not received a reply to their memo to the Select Board in reference to private roads.

Amy Grover will procure Stowe's wording on private roads, and ask about their experience with litigation on this issue.

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The Commission reviewed the issues to be addressed list.

1. Setbacks. The Commission noted that the definitions of sideyard, rearyard, and frontyard needed to be added to the zoning regulations. Dick Ward stated that he would bring these definitions to the next meeting. Mr. Ward stated that setbacks (size) needed to be addressed, noting that the setbacks for a lot in Village II with 100 feet of road frontage could limit a house size to fifty feet. Mr. Ward stated that measuring setbacks from the centerline of a road, rather than a property line was beginning to come forth, resulting in larger, but more uniform setbacks. Linda Baker stated that the Commission would not change setback requirements at this time.
2. Public Right of Way. The Commission and the ZA discussed the difference between "right of way" and "public right of way", and if "public right of way" needed to be defined in the Zoning Regulations. Dick Ward will procure definitions of both for the next meeting.
3. Certificate of Completion. Dick Ward noted that the regulations should include a "certificate of occupancy", not a "certificate of completion", citing the Vermont Planning, Development, and Land Use Laws Annotated. Dick Ward stated that he recommended using a certificate of occupancy. Linda Baker noted that certificate of completion had been created by Juli Lax, and asked Amy Grover to check with her on its origination. The Commission and the ZA discussed the procedures and frequency of site visits by the ZA. Dick Ward stated that he would prefer to make a site visit as soon as a foundation is in, and suggested wording that no further development may take place until this foundation site visit is made.
4. Fencing around swimming pools. The Commission and the ZA discussed the potential need and requirements for fencing around in-ground and above ground swimming pools. Dick Ward stated he would bring pool-fencing language to the next meeting.
5. Sign Regulations. Dick Ward stated that the Sign Regulations should be separate from the Zoning Regulations.

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The meeting adjourned at 8:03 p.m.

The next Planning commission meeting is scheduled for Tuesday, March 12, 2002, 6 p.m. at the Town Office.

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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

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