



DEVELOPMENT REVIEW BOARD

Meeting Type: **Regular Meeting**
Date: **Thursday, May 13, 2021**
Time: **6:00 p.m.**
Place: **Via Teleconference**
Address: **N/A**
Contact: **(802) 893-1186**
Website: **www.miltonvt.gov**

PUBLIC NOTICE OF MEETING, HEARING(S) & AGENDA

Bruce Jenkins, Chair Henry Bonges, Vice Chair Julie Rutz, Clerk Robert Brisson Maryalice Callahan Nick Smith, Alternate

DRB hearings are currently being conducted via Zoom teleconference in accordance with amended Open Meeting legislation. The hearing will be streamed live at <https://lcatv.org/live-stream-1>. Interested Persons are invited to attend the DRB hearing and will be required to provide contact information that allows the DRB to verify their status under [24 VSA 117§4465\(b\)](#). The DRB may require participation by videoconference. To register as an interested person prior to the hearing or to submit a comment for consideration please contact the Department of Planning & Zoning. If you have questions please use the contact information above or visit <https://www.miltonvt.gov/276/Development-Review-Board>.

Interested Persons attend the hearing using this link:

<https://us02web.zoom.us/j/89891666017?pwd=ai9nWEEzL0NXRnpDM0I3eUZod3BVUT09>

Enter **Meeting ID: 898 9166 6017 and Password: 229991**

Other attendees may call in by phone: **646 558 8656**. Enter the **Meeting ID 898 9166 6017 and Password 229991** when prompted.

For phone attendees: Press *6 to mute/unmute and *9 to raise hand.

AGENDA

1. Call to Order

2. Attendance

3. Agenda Review

4. Public Forum

The public may attend and be heard in accordance with Vermont's Open Meeting Law (1 V.S.A. 312).

5. Staff Updates

6. New Hearings/Business:

The following hearing is being continued from the April 22, 2021 hearing:

- A. **Carrols LL c/o Doug Beachel**, applicant, is requesting **Final Plan Approval** for a **2-lot Minor Conventional Subdivision** located at **Haydenberry Drive and Route 7 South**, owned by **Pomerleau Real Estate**, described as 227008.000000, Book 450 & Page 315, SPAN 396-123-12466. The applicant is also seeking **Major Site Plan and Conditional Use** approval for the construction of a restaurant use, and a **Variance** from Section 2101.C(11) which requires a minimum front coverage of 60% of BTL. The subject property is recorded as having 3 acres and is located within the Downtown Business (DB1) zoning district, and the Town Core Planning Area.
- B. **Eagle Mountain Shores, Inc c/o Tracey Tobin, Christopher & Mary Jeanne Mitiguy, Lawrence & Yvette Hochberg**, applicant, is requesting **Conditional Use** approval for a proposed seawall and shoreline stabilization project located on the **Eagle Mountain Shores common land opposite 204 Eagle Mountain Harbor Road**, owned by the **applicant**, described as Parcel #C-7050-102 / COM092. The applicant is also seeking a **Variance** from the shoreline

and side lot setbacks of the zoning district, and a **Flood Hazard Variance** to allow development within the FHO. The subject property is recorded as having 0.14 acres and is located within the Shoreland Residential (R6) and FHO zoning districts, and the West Milton Planning Area.

- C. **Joey Blondin**, applicant, is requesting **Minor Conventional Subdivision** approval for a proposed 3-lot subdivision located at **860 East Road**, owned by **Frederick Blondin**, described as Parcel # 204031-000000, Deed Book 419 & Page 269, SPAN 12711. A single-family home and barn will remain on Lot 1, and single family homes are planned for Lots 2 and 3. The subject property is recorded as having 32 acres and is located within the Agricultural/Rural Residential (R5) zoning district, and the East Milton Planning Area.

The following hearings are new hearings:

- D. **Altom Ltd c/o Dan Newcomb**, applicant, is requesting a **Waiver** for the removal and reconstruction of an existing seasonal structure with a 16.6% increase in footprint size at **720 Everest Road**. The subject property is owned by the **applicant** and is described as Parcel #237028.000000, Book 509 & Page 164, SPAN 396-123-12311. The property is recorded as having 0.28 acres, and is located within the Shoreland Residential (R6) zoning district and the West Milton Planning Area.
- E. **Cyrus Kamini**, applicant, is requesting **Major Site Plan** approval for the redevelopment of a 2,950 ft² mixed-use building at **27 Railroad Street**. The applicant proposes refurbishing the existing residential apartments and converting existing storage into a 1,475 ft² retail use. The subject property is owned by the **applicant** and is described as Parcel #135028.000000, Book 496 & Page 443, SPAN 396-123-12877. The property is recorded as having 0.32 acres, and is located within the Old Towne Residential/Commercial (M5) zoning district and the Town Core Planning Area.

7. Other Business:

- A. Approval of Minutes from April 22, 2021

8. Deliberative Session

Private session for deliberations on applications and written decisions in accordance with 1V.S.A. 312. This hearing will remain open to submissions by parties with Interested Person status through Sunday, May 23, 2021. Submissions can be made on the town website or by emailing the Department of Planning and Zoning rsaunders@miltonvt.gov. Deliberative session will occur at a time and date determined by the DRB not more than 14 days from this hearing.

9. Adjournment

Richard Saunders, Development Review Planner

Filed in the Town Clerk's Office. Posted at the Municipal Building Entrance; Town DRB webpage, Facebook, and Front Porch Forum pages. E-mailed to the Regional Planning Commission, Burlington Free Press, Milton Independent, & LCATV.