



PLANNING COMMISSION

Meeting Type:.....Regular Meeting
Date:.....Tuesday January 5, 2021
Time:.....5:30 p.m.
Place:.....Via Zoom
Contact:.....(802) 893-1186 or chaiju@miltonvt.gov
Website:.....www.miltonvt.gov

MEETING MINUTES

Tony Micklus, Chair Benjamin Frye, Vice-Chair Lori Donna, Clerk John Lindsay, Member Seth Duchesneau, Member

1. Call to Order & Welcome

The meeting was called to order by T. Micklus at 5:30 p.m.

2. Attendance

Members Present: Tony Micklus, Chair; Benjamin Frye, Vice Chair; Lori Donna, Clerk; Seth Duchesneau, Member

Members Absent: John Lindsay, Member

Staff Present: Cymone Haiju, Planning Director

Others Present: Rita Bittner, Andrew Jette, and Brian Sullivan, Diane B.

3. Agenda Review

- No changes.

4. Public Forum

The public may attend and participate in accordance with Vermont's Open Meeting Law (1VSA312).

5. Staff Updates

C. Haiju shared the Town Attorney David Rugh is currently reviewing the 2020 collection of Unified Development Regulations edits and is scheduled to share his comments with C. Haiju on January 8th.

C. Haiju stated she has created a standardized procedure and application for individuals to propose UDR edits and zoning changes and presented to the Planning Commission for consideration. The application is available on the Town website under the Planning and Zoning Department's page.

C. Haiju stated the joint SLB-PC meeting will take place January 11th at 6p.m. virtually. Meeting details were shared via email by S. Mooney with the Planning Commission members and relevant parties on Monday, January 4, 2021.

6. Business

A. Discussion and Motion on the Jette and Bittner Zoning Change Petition

C. Haiju provided information on the Jette and Bittner Zoning Change Petition in the context of how its recommendation relates to the Comprehensive Plan and available research. T. Micklus requested each petition party and Planning Commission member give their comments. B. Sullivan, legal representative for the Jette and Bittner petition, highlighted the desire for affordable housing options such as starter homes as it is mentioned in Chapter 6 of the Comprehensive Plan. B. Sullivan also stated this zoning change would not result in or enable greenspace development. S. Duchesneau expressed support for moving the petition's

recommendation forward with the comments as provided. L. Donna stated the Planning Commission historically considered changing the petition's area to either zoning district R2 or R3 and that a change to R1 could result in 40 units per 10 acres. B. Frye asked a clarifying question about the location of the town core planning area. B. Frye stated a zoning change to the petition's parcels would not result in a fulfillment of zoning district R1's stated purpose or goals as they are expressed in Town documents. T. Micklus requested a motion to accept the petition's recommendation and the comments as they are presented. S. Duchesneau made the motion. B. Frye seconded. L. Donna requested discussion and asked a clarifying question. The result of the discussion was inclusion of her comment to the commentary provided in the packet on this agenda item: "Changing these parcels [as mentioned in the petition] from R5 to R1 will result in a change from 1 unit per 10 acres to up to possibly 40 units per 10 acres." T. Micklus requested an amended motion to accept the petition and pass its recommendation on to the Selectboard with the commentary provided in the agenda packet and L. Donna's addition. L. Donna made a motion. S. Duchesneau seconded. Subsequently, a poll vote took place with the following votes: L. Donna yes, B. Frye yes, S. Duchesneau yes, T. Micklus abstain due to business relations with the petitioner Rita Bittner.

7. Minutes

L. Donna requested and accepted an update to the December 15, 2020 minutes to clarify the Planning Commission accepted the recommendation to consider an update to zoning district NC1 concerning multifamily housing development and this will be looked at in a future round of edits. Motion to approve the minutes of December 15, 2020 by S. Duchesneau at 6:18 p.m., 2nd by B. Frye. Motion carried.

8. Adjournment:

Meeting adjourned at 6:22 p.m. by S. Duchesneau, 2nd by B. Frye. Motion carried. The next meeting will take place on Tuesday, January 11th, 2021 at 6:00 p.m. as a joint Selectboard-Planning Commission meeting. The next Planning Commission meeting will take place on January 19th, 2021 at 5:30p.m.

Respectfully Submitted,
Cally Audet

APPROVED MINUTES:

_____ Date: _____
Tony Micklus, Chair

Filed with the Milton Town Clerk's Office on this _____ day of _____, 2021.

ATTEST: _____, Milton Town Clerk