



## PLANNING COMMISSION

Meeting Type:.....Regular Meeting  
Date:.....Tuesday June 15, 2021  
Time:.....6:00 p.m.  
Place:.....Via Zoom  
Contact:.....(802) 893-1186 or [chaiju@miltonvt.gov](mailto:chaiju@miltonvt.gov)  
Website:.....www.miltonvt.gov

## MEETING MINUTES

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

### 1. Call to Order & Welcome

The meeting was called to order by T. Micklus at 6:02 p.m.

### 2. Attendance

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

**Members Absent:** None

**Staff Present:** Cymone Haiju, Planning Director

**Others Present:** Diane Barrows; Jason Devino; Andrew Jette; Brian Sullivan; Rita Bittner

### 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 that the Selectboard approved the proposed 2020 Unified Development Regulations (UDR) at their meeting on June 7, 2021 as presented; the new UDR will take effect June 28, 2021. She also shared that T-Mobile has received a Certificate from PUC for the installation of a generator at 15 Joy Road.

The CCRPC will be conducting a study on the environmental standards and design requirements for a Milton exit on I-89.

T. Micklus stated members of the Planning Commission can reach out to him if they have any questions.

### 6. Business

#### A. Clarification on Section 3007.B Discussion

C.Haiju brought forth the request from the Development Review Board for clarification on the regulations in Section 3007.B of UDR regarding non-commercial excavation and fill.

Further discussion took place amongst the Planning Commission Members regarding the reasoning behind said regulations and potential changes to be made if necessary.

L. Donna and S. Duchesneau stated that they'd like to address possible changes to the amount of fill permutable on lots that are not flat. B. Frye agreed.

T. Micklus suggested this regulation be added to the 2021 URD edits to consider.

**B. Rezoning Requests for 104 Westford Road, 225 North Road, and 255 North Road**

C. Haiju provided a brief overview of the recently received Zoning Change applications requesting a zoning change from R5 to R1.

The applicant's legal representative, Brian Sullivan, asked for clarification on the next steps required in this process. He stated that the Jette-Bittner petition had gone to the Selectboard in a public hearing earlier this year.

C. Haiju provided clarification that the Selectboard had closed the public hearing and decided not to take further action on the matter at that time. She also stated that the content being reviewed at the meeting is not the petition filed, but the application requesting a zoning change.

A. Jette provided comments on his requests; further discussion took place regarding the possibility of changing the zoning district to R3 instead of R1.

T. Micklus suggested the Planning Commission Members draft proposed changes to zoning district R3 to see if the needs of the applicants can be met in this district opposed to R1.

T. Micklus opened the floor for the other applicants and public attendees to share their thoughts on the request and the potential of changing the district to R3 instead of R1.

**7. Minutes**

At 6:51 p.m. B. Frye motioned to approve the minutes of May 18 as written, S. Duchesneau seconded. T. Micklus voted to approve the minutes; L. Donna abstained. Motion passed.

**8. Adjournment:**

At 6:52 p.m. B. Frye motioned for adjournment. S. Duchesneau seconded. Motion carried; meeting adjourned.

Respectfully Submitted,

Cally Audet

APPROVED MINUTES:

\_\_\_\_\_  
Tony Micklus, Chair

Date: \_\_\_\_\_

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

ATTEST: \_\_\_\_\_, Milton Town Clerk

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