



DEVELOPMENT REVIEW BOARD

Meeting Type: **Regular Meeting**
Date: **Thursday, March 25, 2021**
Time: **6:00 p.m.**
Place: **Via Teleconference**
Address: **N/A**
Contact: **(802) 893-1186**
Website: **www.miltonvt.gov**

MEETING MINUTES

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

AGENDA

1. Call to Order

B. Jenkins called the meeting to order at 6:08 PM.

2. Attendance

DRB Members: Bruce Jenkins, Chair; Henry Bonges, Vice-Chair; Maryalice Callahan; Robert Brisson.

DRB Members Absent: Julie Rutz, Clerk

Staff: Richard Saunders

Other: Buddy Meilleur, LCATV; Nicholas Smith

- A. 33 Manley Road: Jennifer Desautels, Consultant
- B. 78 Precast Road: David Conger, Consultant; Travis Brousseau
- C. Route 7 South/Haydenberry: Steve Wilson; Demetrios Michaelides; Sotos Papaserafchim

3. Agenda Review

No changes were made to the agenda.

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

No staff updates were provided.

6. New Hearings/Business:

The following hearings will be continued from the March 11, 2021 Hearing:

- A. **James V. & Lynne P. Manley**, applicant, is requesting **PRD Amendment** approval to allow a reduction of lot 30, and the creation of an undevelopable lot located at **33 Manley Road**. The subject property is owned by the **applicant** and is described as Parcel # 215044.030000, Book 346 & Page 1-3, SPAN 396-123-121810. The property is recorded as having 48.44 acres, and is located within the Transitional Residential (R4) zoning district and the Arrowhead Lake Planning Area.

J. Desautels provided a brief overview of the newly submitted plat drawing submitted to Staff.

M. Callahan made a motion to close the hearing; 2nd by H. Bonges. Motion carried. Hearing was closed.

B. **Camp Holdings LLC., C/O Kevin Camp**, applicant, is requesting **Major Site Plan** approval for the construction of a 3400 sq. ft office building and adjoining 3254 sq. ft storage building at **78 Precast Road**. The subject property is owned by the **applicant** and is described as Parcel # 203020-000000, Book 072 & Page 171, SPAN 396-123-10582. The property is recorded as having 24.09 acres, and is located within the General Industrial (I2) zoning district and the Catamount Planning Area.

D. Conger provided an overview on the landscape and lighting updates requested by the DRB at the previous hearing. H. Bonges inquired about the existing parking area. Staff explained that the parking area is pre-existing and is not of concern.

H. Bonges made a motion to close the hearing; 2nd by M. Callahan. Motion carried. Hearing was closed.

The following hearing is a new hearing:

C. **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 a **Major Site Plan and Conditional Use** approval for the construction of the 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.

Testimony was not heard on this application. A discussion took place regarding the status of the application. Staff shared that upon review of the application, it was brought to their attention that a required letter of intent had not yet been received by the Vermont Department of Transportation (VTrans) in regard to the access proposed on Route 7 South. Staff stated that the applicant is in the process of obtaining said documentation from VTrans. Staff recommended that the review of this application be continued until further documentation is submitted by the applicant, and that the hearing not be opened until that point in time.

S. Wilson, the applicant's representative requested that they be placed on the April 8, 2021 meeting if the time allows. B. Jenkins asked for additional detail on plans submitted by the applicant, to include elevations, the loading zone and store front orientation. S. Wilson clarified that the elevations were a part of the originally submitted application, and will share additional copies if necessary.

The hearing was continued until April 8, 2021.

7. Other Business:

- A. Approval of Minutes from March 11, 2021.
Motion to approve made by R. Brisson; 2nd by M. Callahan Minutes approved.

8. Adjournment

H. Bonges made a motion to adjourn the meeting at 6:43 p.m.; 2nd by R. Brisson. Motion carried. Meeting adjourned.

9. Deliberative Session

Respectfully submitted,

Cally Audet

APPROVED MINUTES:

_____ Date: _____

Bruce Jenkins, Chair

Filed with the Milton Town Clerk's Office on this _____ day of _____, 2020.

ATTEST: _____, Milton Town Clerk

DRAFT