



PLANNING COMMISSION

Meeting Type:.....Regular Meeting
Date:.....Tuesday, April 5, 2022
Time:.....6:00 p.m.
Place:.....Community Room, 43 Bombardier Road or 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 • Seth Duchesneau • John Lindsay

1. Call to Order & Welcome

The meeting was called to order by T. Micklus at 6:04 p.m.

2. Attendance

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

Members Absent: John Lindsay

Staff Present: Cymone Haiju, AICP, Planning Director

Others Present: None.

3. Agenda Review

No changes.

4. Public Forum

None.

5. Staff Updates

C. Haiju shared the following updates:

- The old Creamery property has officially been enrolled in the Brownfields Reuse and Environmental Liability Limitation (BRELLA) Program
- There is a new café and wellness facility going into 15 Cherry Street.

L. Donna entered meeting at 6:06 p.m.

6. Business

A. Section 3204.H Screening Discussion

This discussion was a continuation of the conversation had on February 1, 2022, where topics regarding updates to screening material and design options, and fencing/wall sheet materials regulations. The following recommendations were reviewed and discussed:

Section 3204.H(7)

(7) Fences and Walls. Fences or walls as a buffer or screen must conform to the following:

(a) Between a height of 1 and 5 feet above the ground, the fence or wall must be opaque.

(b) Use of corrugated sheets, plywood sheets, metal sheets, fiber cement sheets, or galvanized steel sheets is prohibited in all districts.

Figure 3-04. Fence and Wall Materials

| Fencing Material | Acceptable Criteria |
|--|--|
| Masonry Limestone Brick Stone Slate | Permitted |
| Metal Wrought Iron Decorative Steel Aluminum of an open style | Permitted |
| Vinyl Fencing | Permitted |
| Fiber Cement Maintaining permeability with a minimum of 30% of the surface area | Permitted |
| Timber Slats Maintaining permeability with a minimum of 30% of the surface area | Permitted |
| Powder Coated Steel or Aluminum | Permitted behind the front setback. |
| Chain Link Wire Mesh/Wing Slat | Permitted behind the front setback. |
| Plywood Brush Type Style Fencing Asbestos containing Material Star Pickets and Wire Post and Wire Barbed Wire Fencing | Not Permitted Not Permitted Not Permitted Not Permitted Not Permitted Not Permitted |

(c) The Development Review Board shall make a determination whether to permit use of proposed alternative materials for screening based on the proposed material's closest similarity that is listed in Figure 3-04 under Section 3204.H(7).

Further discussion took place. Staff will further review for possible recommendations at future meetings.

B. Section 3304 Character of the Area (Conditional Use Standards) Discussion

C. Haiju presented a recommendation for Section 3304.A(1)(d) in hopes of creating further alignment with State statute regarding conditional use standards. The recommendations suggested the update language read as follows:

“Not have an undue adverse impact as defined by the purposes of the zoning district within which the project is located, and specifically stated policies and standards of the municipal

plan".

Further discussion took place.

Motion made by S. Duchesneau to accept the proposed recommendation for Section 3304.A(1)(d) as written, with a second by B. Frye. Motion passed unanimously.

C. Chimney Hill Estates Letter

C. Haiju presented a letter received by Chimney Hill Estates regarding the water system. This was a curtesy letter received as an abutting town/land owner.

Discussion took place regarding an upcoming Act 250 application hearing to determine if a member of the Commission needs to be represented.

D. Executive Session - Timing to Submit Proposed Zoning Regulation Amendments to the Selectboard

Motion made at 6:52 p.m. by B. Frye. to enter into Executive Session to discuss timing to submit proposed zoning regulation amendments to the Selectboard, with a second by S. Duchesneau. Motion passed unanimously.

E. Action as a result of Executive Session, if necessary

7. Minutes

At 7:03 p.m. S. Duchesneau motioned to approve the minutes of February 1, 2022 as written, with a second by B. Frye. L. Donna abstained. Motion passed.

8. Adjournment:

At 7:04 p.m. B. Frye motioned for adjournment, with a second by L. Donna. Motion carried; meeting adjourned.

Respectfully Submitted,

Cally Audet

APPROVED MINUTES:



Tony Micklus, Chair

Date: 4-19-22

Filed with the Milton Town Clerk's Office on this 20th day of April, 2022.

ATTEST: *Kristi Beers*, Milton
Town Clerk