



PLANNING COMMISSION

Meeting Type:.....Regular Meeting
Date:.....Tuesday, June 7, 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, John Lindsay

Members Absent: None.

Staff Present: Cymone Haiju, AICP, Planning Director

Others Present: Mark Bove, Karl Marchessault

3. Agenda Review

No changes.

4. Public Forum

None.

5. Staff Updates

C.Haiju stated at the next meeting the Planning Commission will discuss a policy and procedure for determining whether a solar facility is proposed on a preferred site in order to evaluate such projects.

C.Haiju stated Planning Commission members John Lindsay and Lori Donna should reapply, if they are interested, in reappointment to the Commission as their tenures are ending as of June 30, 2022.

6. Business

A. CCRPC Recommendation to Allow Multifamily as a Permitted Use in Zoning District NC1 Discussion

C.Haiju covered the discussion points from the last Planning Commission meeting May 17, 2022 and proposed the following draft language for Section 2102.B(3):

Draft Proposed Section 2102.B(3): The Town of Milton will only allow multifamily as a permitted use in accordance with the following:

- (a) There shall be a 100 feet front setback established for lots with frontage on Route 7 with the intention of retaining that space for future commercial uses. New residential building area must be located to the rear of the lot to maintain commercial uses close to the street frontage.
- (b) In the interim, if a commercial use is not proposed, the space within the 100 feet front setback established for lots with frontage on Route 7 shall utilize the space for landscaped outdoor amenities such as a community garden outdoor use area or other type of recreation outdoor use area in accordance with Section 3101.A(2).
- (c) If the lot does not have frontage on Route 7, multifamily shall be a permitted use without a 100 feet front setback.

The Planning Commission provided additional outdoor recreation ideas for how to use the greenspace which encompasses the setback set aside for future commercial development. In addition, the Planning Commission provided feedback that the new UDR language should make it clear this greenspace should in addition to the common open space requirements of Section 3101.A(2). J.Lindsay provided additional ideas on how the space can be utilized such as gardens, orchards, and playing fields. L.Donna made the request that the setback be made to 120 feet to accommodate parking and the streetscape. B.Frye requested that language be added which ensures should there be commercial development in front in the future, the setback for development on the lot reverts back to the district standard and that he agreed with the existing proposed language's approach of allowing flexibility for what is proposed as the current use of the greenspace. Chair T.Micklus requested that we establish the setback as a minimum, i.e. 120 feet minimum front setback.

C.Haiju stated she would incorporate this feedback along with additional language to grant the Development Review Board discretion to grant a waiver under particular circumstances.

B. Mark Bove UDR Change Request Application: Restaurant Use in Zoning District I2

M.Bove and Project Engineer K. Marchessault filed a Unified Development Regulations Change Request application with the Town of Milton, specifically requesting the allowance of restaurants as a permitted principal use in zoning district I2. A request was also made to consider adding more allowable commercial uses in the I2 district.

T.Micklus made an opening statement on the discussion topic. C.Haiju presented background information including the Planning Commission's prior decision on this topic, data, commercial uses allowed in I2, and each Planning Commission member was given the opportunity to provide an opinion.

M.Bove asked a clarifying question to ensure it was clear that a restaurant is not presently located on the 1.01 acre site. K.Marchessault presented orthophoto maps and a boundary plat of the Bove property including its adjacent 1.01 acre parcel. K. Marchessault made the argument in support of infill development in zoning district I2 to address particular needs of parcels smaller than the district's 100,000 square feet minimum lot size dimensional standard.

The Planning Commission decided to discuss this application again at the next upcoming meeting and make a decision at that time.

7. Minutes

Motion made by B. Frye at 7:37 p.m. to approve the minutes of May 17, 2022 as written, with a second by S. Duchesneau. Motion passed.

8. Adjournment:

At 7:37 p.m. B. Frye motioned for adjournment, with a second by S. Duchesneau. Motion carried; meeting adjourned.

Respectfully Submitted,

Cymone Haiju

APPROVED MINUTES:

_____ Date: _____
Tony Micklus, Chair

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

ATTEST: _____, Milton
Town Clerk