



PLANNING COMMISSION

Meeting Type:.....**Regular Meeting**
Date:.....**Tuesday, September 21, 2021**
Time:.....**6:00 p.m.**
Place:.....**Community Room, 43 Bombardier Road, Milton**
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 B. Frye at 6:03 p.m.

2. Attendance

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

Members Absent: None.

Staff Present: Cymone Haiju, Planning Director

Others Present: Andrew Jette; Brian Sullivan

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 Development Review Board Planner, Richard Saunders, has stepped down from his position. She also shared that the Town recently held a promoting dignity workshop with Abundant Sun. The CCRPC is pursuing a multi-county collaboration to create an Economic Development District.

6. Business

A. Town Plan Update for East Milton Subarea

C. Haiju presented an updated recommended description of the new East Milton Subarea. This recommendation is as follows:

"The East Milton Transition Subarea serves as a transitional zone from the high-density zone surrounding the Town Core to the rural setting and gateway to the Town Forest and other natural assets and recreational activities. This subarea is defined by its access or location within the water service area, its immediate adjacency to the Town Core Planning Area, and its suitable topographic, soil septic suitability, and natural features in alignment with Goal 9.13.2. The subarea is definitively limited to the area above Westford Road and is less than 2 miles away from Milton High School as the subarea is appropriately away from excavation and fill businesses in lower East Milton, and provides a buffer to sprawl from residential planned unit development encroachment into zoning districts R5 and FC."

Further discussion took place regarding the proposed recommendation.

Motion made by S. Duchesneau to approve verbiage in the Town Plan update for East Milton Subarea as written in the Memorandum dated September 21, 2021; with a second by B. Frye. The Planning Commission members voted as follows; T. Micklus, Yes; B. Frye, Yes; L. Donna, abstained; S. Duchesneau, Yes; J. Lindsay, abstained. Motion passed.

B. Clarify Subdivisions Allowed in FC and R5

C. Haiju provided a brief overview of the recommendation presented for the desire to allow for subdivisions in zoning district FC. She shared the following modified recommended language be applied to Section 3501.B to only allow minor subdivisions that are Convention PUD's in the FC zoning district in accordance with Act 171's purpose:

"Conservation subdivisions are required for all major subdivisions in the Agricultural/Rural Residential (R5) zoning district, for all minor subdivisions containing land in the Forestry/Conservation (FC) zoning district, and for all subdivisions, minor and major, containing land in the Flood Hazard (FH) zoning district."

C. Haiju shared that this modified language for Section 3501.B would be added to Chapter 210 and Chapter 440 to bring consistency in the requirement for subdivisions in zoning districts FC and R5.

Further discussion was had regarding the proposed modified language.

Motion made at 6:54 p.m. by L. Donna to follow the recommendations as presented; keep the language in Section 3501.B with the addition of clarifying language and also adding and item in Section 4401.D with clarifying language; with a second by B. Frye. Motion passed unanimously.

Motion made at 6:56 p.m. by L. Donna to add language to FC Use Standards that only allows minor subdivisions which must be conservation subdivisions in FC; with a second by B. Frye. Motion passed unanimously.

7. Minutes

At 6:57 p.m. S. Duchesneau motioned to approve the minutes of August 17, 2021 as written, with a second by B. Frye. J. Lindsay abstained. Motion passed.

8. Adjournment:

At 6:58 p.m. B. Frye motioned for adjournment. S. Duchesneau seconded. Motion carried; meeting adjourned.

Respectfully Submitted,

Cally Audet

APPROVED MINUTES:

 _____ Date: 10/5/21
Tony Micklus, Chair

Filed with the Milton Town Clerk's Office on this 8th day of October, 2021.

ATTEST: Kristi Beers _____, Milton Town Clerk

