

**TOWN OF MILTON**  
43 Bombardier Road  
Milton, Vermont 05458  
802.893.1186 | [www.miltonvt.org](http://www.miltonvt.org)

### **PUBLIC HEARING NOTICE**

The Milton Planning Commission hereby provides notice of public hearing being held pursuant to Title 24, Section [4441](#) and [4444](#) of the Vermont Statutes Annotated for the purpose of hearing public comment on the proposed *Unified Development Regulations*, repeal of the *Zoning Regulations*, repeal of the adopted *Interim Zoning Regulations* and repeal of the adopted *Subdivision Regulations*.

### **DATE, TIME & LOCATION OF HEARING**

The public hearing has been scheduled for Tuesday, June 13, 2017 at 6:00 p.m. in the Milton Municipal Building Community Room located at 43 Bombardier Road in Milton.

### **PURPOSE OF HEARING**

The purpose is to receive public comment on the proposed *Unified Development Regulations*, repeal of the *Zoning Regulations*, repeal of the adopted *Interim Zoning Regulations* and repeal of the adopted *Subdivision Regulations*.

### **STATEMENT OF PURPOSE**

The proposed *Unified Development Regulations* were written to integrate and replace the adopted *Zoning Regulations and Subdivision Regulations* and implement the goals and policies of the *Town of Milton Comprehensive Plan* and the *Vermont Planning and Development Act*. They are intended to: provide for orderly community growth; protect public health, safety and welfare; ensure that proposed development will be adequately and efficiently served by necessary services, facilities and infrastructure; maintain a rate, scale and pattern of development that will not exceed the town's ability to provide necessary public services, facilities and infrastructure; allow for balanced housing and economic development that meets the needs of the community and region; protect environmental quality and conserve natural, agricultural, scenic and historic resources; and promote approaches to land use and development that are consistent with smart growth principles.

### **GEOGRAPHIC AREA AFFECTED**

The entire Town of Milton.

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#### **PART 1. GENERAL.**

**Chapter 100. Legal Framework:** Title, Authority, Purpose, Equal Treatment of Housing, Applicability, Relation with Other Laws and Regulations, Effective Date, Amendment or Repeal, Severability, Liability Disclaimer.

**Chapter 110. Exemptions and Limitations:** General Exemptions, Portable Structures, Public Safety Structures, Group Homes, Public Art, Agriculture and Forestry, Land

Development with a Certificate of Public Good, Community Facilities, Home Occupations, Accessory Dwellings, Family Childcare Homes.

Chapter 120. Prior Applications, Approvals and Uses: Prior Permits and Approvals, Prior Applications, Change of Use, Expansion of Use, Discontinued Uses, Abandoned Land Development, Blighted or Damaged Structures.

Chapter 130. Nonconformities: Nonconforming Lots, Nonconforming Structures, Nonconforming Uses, Creation of a Nonconformity.

## PART 2. ZONING DISTRICTS AND STANDARDS.

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Chapter 220. Overlay Zoning Districts: Flood Hazard (FHO) Overlay District

## PART 3. DEVELOPMENT STANDARDS.

Chapter 300. Standards that Apply to All Land Development: Access; Driveways; Parking; Construction-Related Temporary Structures; Camping Units; Swimming Pools; Non-Commercial Excavation and Fill; Water Supply and Wastewater Disposal; Erosion Control; Stormwater Management; Surface Waters, Wetlands, and Riparian Buffers; Drive-Through Facility or Drive-In Establishment; Energy General Facilities, Utility Facilities; Signs.

Chapter 310. Standards that Apply to Specific Land Uses: Multi-family Housing/Upper floor Residential/Retirement Housing, Home Business, Campground, Bed-and-Breakfast, Inn, Rooming and Boarding House, Hotel or Motel, Motor Vehicle Repair or Service, Carwash, Salvage Yard, Fueling Station, Mini-Warehouse or Self-Storage Facility, Adult Entertainment, Wireless Communications Facility, Extraction, Commercial Outdoor Shooting Range, Agricultural Enterprise.

Chapter 320. Site Plan Standards: Applicability, Parking and Loading Areas, Bicycle and Pedestrian Access, Landscaping and Screening, Outdoor Lighting, Signs, Outdoor Use Areas, Performance Standards, Special Provisions to Major Projects in Specified Town Core Zoning Districts.

Chapter 330. Conditional Use Standards: Applicability, Capacity of Community Facilities and Utilities, Traffic, Character of the Area, Natural Resource Protection, Energy Conservation, Conditions of Approval.

Chapter 340. Subdivision Standards: Applicability, Capacity of Community Facilities and Utilities, Suitability of the Land, Design and Configuration of Parcel Boundaries, Design and Layout of Necessary Improvements, Character of the Area and Settlement Pattern, Renewable Energy and Energy Conservation, Natural Resource Protection, Soil Preservation.

Chapter 350. Planned Unit Development Standards: Conservation Subdivision, Cottage Cluster

#### **PART 4. ADMINISTRATIVE PROCEDURES.**

Chapter 400. Roles and Responsibilities: Zoning Administrator, Planning Commission, Development Review Board

Chapter 410. Fees and Filing Requirements: Permit Fees; Impact Fees; Technical or Legal Review Costs; Performance Bonds and Sureties; Cost of Monitoring or Inspection; As-Built Drawings; Other Permits, Approvals and Certifications.

Chapter 420. Zoning Permit Procedures: Submitting a Zoning Permit Application, Acting on a Complete Application, Obtaining a Zoning Permit, Amending Permits or Approvals, Revoking Permits or Approvals, Inspecting Land Development During Construction, Obtaining a Certificate of Compliance.

Chapter 430. Site Plan and Conditional Use Review Procedures: Pre-Application Conference, Site Plan Review, Conditional Use Review, Combined Review, Amending Approved Plans.

Chapter 440. Subdivision and PUD Review Procedures: Applicability, Lot Line Adjustment and Lot Merger, Pre-Application Conference, Sketch Plan Review, Classification, Preliminary Plan Review, Final Plan Review, Filing Requirements, Modification of Approved Subdivisions.

Chapter 450. Notice, Hearing and Decision Procedures: Notice of Hearing, Conducting Site Visits, Conducting a Hearing and Taking Evidence, Recessing a Hearing, Re-Opening a Closed Hearing, and Decisions.

Chapter 460. Appeal Procedures: Who May Appeal, Appeals of Zoning Administrator Decisions, Appeals of Development Review Board Decisions, Waivers, Variances.

Chapter 470. Enforcement Procedures: Investigation and Action by the Zoning Administrator, Liability and Penalties, Municipal Civil Complaint Ticket, Notice of Violation.

#### **PART 5. DEFINITIONS.**

Chapter 500. Interpretation: General, Calculation and Measurement

Chapter 520. Land Use Definitions: Residential; Lodging; Commercial; Industrial; Transportation, Communication and Utilities; Art, Entertainment and Recreation; Education, Government, Healthcare and Other Institutions; Mining, Agriculture and Forestry.

Chapter 530. Defined Terms.

#### **FULL TEXT OF PROPOSAL**

Copies of the *proposed Unified Development Regulations and Zoning Map*, adopted *Zoning Regulations and Zoning Map*, adopted *Interim Zoning Regulations* and adopted *Subdivision Regulations* are available at the Town of Milton's official website ([www.miltonvt.org](http://www.miltonvt.org)) and in the Municipal Building located at 43 Bombardier Road, Milton, Vermont. The [project](#)

[webpage](#) can be found from the homepage under Government/Boards & Commissions/Planning Commission/Other Plans.

Dated at Milton, Vermont this 16<sup>th</sup> Day of May, 2017.

Milton Planning Commission

*John P. Bentley*  
*Lois M. Donna*  
*John Rutz*  
*John Ludwig*