

TOWN OF MILTON
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PLANNING COMMISSION REPORTING FORM FOR MUNICIPAL BYLAW AMENDMENTS

Dated at Milton, Vermont this 16th Day of May, 2017
Milton Planning Commission

This report is in accordance with 24 V.S.A. §4441 (c) which states:

When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. The report shall provide:

(A) Brief explanation of the proposed bylaw, amendment, or repeal andinclude a statement of purpose as required for notice under section §4444 of this title,

The Milton Planning Commission will hold a public hearing on Tuesday, June 13, 2017 at 6:00 p.m. in the Milton Municipal Building Community Room located at 43 Bombardier Road in Milton to take comment on the proposed Town of Milton *Unified Development Regulations*, the repeal of adopted *Zoning Regulations*, the repeal of adopted *Interim Zoning Regulations*, and the repeal of adopted *Subdivision Regulations*.

The proposed *Unified Development Regulations* were written to integrate and replace the adopted *Zoning Regulations* and *Subdivision Regulations*, implement the purposes of the 2015 *Interim Zoning Regulations*, and implement the goals and policies of the 2013 *Town of Milton Comprehensive Plan* and the *Vermont Planning and Development Act*.

The proposed regulations are the result of two years of work by the Planning Commission following the adoption of the *Interim Zoning Regulations*, and build on more than a decade of "Town Core" planning begun in 1999, when the town turned its attention to *Milton in the New Millennium*. This early work (followed by several subsequent plans and studies, many of which have been incorporated by reference into the *Plan*) has steadily advanced a diverse and walkable center in Milton – well-served by municipal services and infrastructure – surrounded by: regionally significant industrial employment centers, low-density/rural residential and working farms and forests. The Town Core has been the principal focus of the proposed changes -- *consistent with the community's vision to advance a livable center and hub of regional investment* – by offering expanded choices for: commerce, employment, housing and mobility in distinct zoning districts that: mitigate land use conflicts, stabilize investments and guide predictable patterns of development.

The proposed regulations 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.

Findings regarding how the proposal:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:

The proposed *Milton Unified Development Regulations* take active steps to implement more than two-thirds of the 142 regulatory land use goals/policies identified in the *2013 Milton Comprehensive Plan*. For a detailed analysis of the proposal's implementation of these specific regulatory land use goals and policies, please visit the Town of Milton's official website www.miltonvt.org. The [project webpage](#) can be found from the homepage under Government/Boards & Commissions/Planning Commission/Other Plans.

Furthermore, the regulations promote and encourage safe, affordable, livable and resilient housing by: allowing mobile homes, tiny houses on wheels, modular homes and prefabricated homes to the same extent as conventional homes; allowing mobile home parks to the same extent as other residential subdivisions or developments; permitting accessory dwelling units in all zoning districts that allow single-family homes as an accessory use to any pre-existing single-family home; allowing multi-family housing and senior housing in appropriate districts; treating group homes the same as any other single family dwelling; increasing residential density in appropriate Town Core zoning districts; expanding the availability and extent of residential density bonuses; streamlining review for mixed-use development in appropriate Town Core zoning districts; and adding new conservation and cottage planned unit development subdivision regulations.

2. Is compatible with the proposed future land uses and densities of the municipal plan:

The proposed *Milton Unified Development Regulations* remain consistent with the *Regional Plan's* future land use areas as well as the *2013 Milton Comprehensive Plan's* Planning Areas. The [project webpage](#) contains a goal analysis drawing connections between planning area geographies, their corresponding policies/goals and regulatory implementation of those policies. Comparing *Plan* Map 2 (Planning Areas) and *Plan* Figure 9.1 (Town Core Planning Sub-Areas) with the proposed regulations and map demonstrates compatibility between the proposed future land uses and densities in the *Plan* and the proposed regulations.

3. Carries out, as applicable, any specific proposals for any planned community facilities."

The proposed *Milton Unified Development Regulations* carry out proposals for planned community facilities by: 1) exempting land development within public road rights-of-way

from a local zoning permit under exemptions and limitations; 2) exempting land development for utility, energy or telecommunications facilities that receives a Certificate of Public Good from the Public Service Board; 3) accepting applications for community facilities in any zoning district under exemptions and limitations; 4) allowing a residential density bonus for the provision of public access or dedication; 5) identifying preferred districts for diverse public and institutional uses in the district use table; 6) including right-of-way improvement provisions, such as pedestrian walkways, street trees and transit shelters in the site plan standards; 7) including provisions for necessary improvements, such as roads, street trees, streetlights, bicycle and pedestrian facilities, water and wastewater facilities, firefighting facilities, public and private utilities, erosion control, stormwater management and recreational areas in the subdivision standards; 8) affirming that the Town may assess impact fees in accordance with the adopted *Impact Fee Ordinance*; 9) enabling the collection of performance bonds and sureties to ensure completion of required improvements; 10) and delineating zoning districts that are compatible with the Town's permitted water and wastewater service areas.