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**TOWN OF MILTON DEVELOPMENT REVIEW BOARD**  
**REGULAR MEETING MINUTES**  
**Thursday, June 11, 2015**

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Municipal Building Community Room  
43 Bombardier Road ♦ Milton, VT 05468  
802.893.1186 ♦ www.miltonvt.org

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**Members Present:** Bruce Jenkins, Vice-Chair & Acting Chair; David Conley, Clayton Forgan, and Henry Bonges.

**Members Absent:** Thomas Cole, Clerk

**Staff Present:** Jacob Hemmerick, Planning Director

**Others Present:** Joey Blondin, Chris Blondin, Lisa Marshall and Russell Baker.

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**CALL TO ORDER**

Mr. Jenkins called the meeting to order at 7:00 p.m.

**ADDITIONS TO/DELETIONS FROM THE AGENDA**

None.

**PUBLIC FORUM**

None.

**PUBLIC HEARINGS ON APPLICATIONS**

The DRB opened the following hearing at 7:00 p.m.

**Sketch Plan Application, Minor Conventional Subdivision – Joan Blondin, Owner and Joey Blondin, Applicant.** The Applicant requested Sketch Plan approval for a proposed 3-lot Minor Conventional Subdivision located at 860 East Road, described as SPAN# 12711, Tax Map 4, Parcel 31. Lot 1 contains an existing single family home and garage and is accessed via an existing driveway off of East Road. Access to Lots 2 and 3 is proposed via a 40' right-of-way off of Mars Hollow Road. All lots will be served by on-site wastewater systems and drilled wells. The subject property contains a total of 33.8 acres and is located within the "Agricultural/Rural Residential" (R5) Zoning District.

Joey Blondin and Chris Blondin were present for this hearing.

Mr. Jenkins administered the oath to interested persons.

In response to item number:

1. The Applicant stated that the building envelopes were put in place to protect privacy and stated that they would be written into the deeds.
2. The Applicant agreed that the Final Plans shall clearly label all existing and proposed easements and all lines shown on the plans shall have a corresponding explanation on the legend.
3. The Applicant agreed that the Final Plan shall include a tax map and parcel reference.
4. The Applicant agreed that the Final Plan Application shall include responses demonstrating accordance with Subdivision Regulations Section 700 standards.
5. The Applicant agreed that the Final Plan Application must be submitted within 6 months of sketch plan approval, and contain those items in Subdivision Regulations Section 610 and so forth.

6. The Applicant agreed that the Final Plans shall show a stormwater easement and ensure that property drainage facilities are constructed to ensure that public roads are not impacted.
7. The Applicant agreed that the Final Plan Application shall show exact dimensional standard for existing development to be retained, explaining that they do not intend to demolish any structures.
8. The Applicant agreed that the Final Plan application shall label the exact proposed road frontages for all lots.
9. The Applicant agreed to show a 60-foot private right-of-way per Zoning Regulations Section 530, meeting the private road standards of ZR592, with at least 400 feet of frontage along Lots 2 and 3.
10. The Applicant agreed that the roads shall be built to private road specifications defined in the Public Works Specifications. Conley asked if the road has been started. The Applicant stated that it is an old logging road.
11. The Applicant agreed that the DRB may waive the 1,000 foot maximum. The DRB and Applicant discussed the length of the road. The Applicant stated that it is roughly 760 feet to the hammerhead.
12. The Applicant agreed to provide a private right-of-way and roadway profile as well as a letter from Milton's public safety personnel that each unit can be safely accessed.
13. The Applicant agreed to revise the layout for Lot 1 to meet the width to depth ratio. Jenkins asked if the railroad could meet the frontage requirement. Staff estimated that frontage could only be created along a public or private road or public waters.
14. The Applicant agreed to address TAC comments; however the Applicant stated that they wish to retain highway access to East Road. The DRB and Applicant discussed the safety of East Road approaching the railroad underpass, and safety signage.

The hearing was closed at 7:19 p.m.

#### **OTHER BUSINESS**

##### **Staff Update**

Mr. Hemmerick gave an overview of news included in the bi-monthly Planning Department Update.

#### **APPROVAL OF MINUTES**

**MOTION** by David Conley, **SECOND** by Clayton Forgan to approve the minutes of **May 28, 2015**. Discussion: None. Vote: Jenkins: yea; Conley: yea; Forgan: yea; Bonges: abstention. **PASSED.**

#### **ENTER DELIBERATIVE SESSION**

**MOTION** by Thomas Cole, **SECOND** by Clayton Forgan, to enter Deliberative Session at 7:29 p.m. to finalize and review written decisions. Discussion: None. Vote: Jenkins: yea; Forgan: yea; Conley: yea. Bonges; yea. **PASSED.**

#### **DECISIONS SIGNED IN DELIBERATIVE SESSION**

**Final Plan Application, Planned Unit Development (PUD) Industrial, Boundary Line Adjustment & Site Plan Application – Precast Road 78 & 59 Catamount Drive – Camp Precast, LLC, Owner/Applicant, Bellavance Properties, LLC, Owner.**

Bruce Jenkins, Vice-Chair: yea/nay/abstain/absent/recusal

Thomas Cole, Clerk: yea/nay/abstain/absent/recusal

Clayton Forgan: yea/nay/abstain/absent/recusal

David Conley: yea/nay/abstain/absent/recusal

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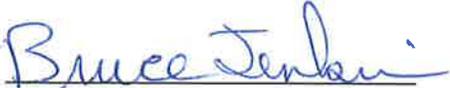
**RETURN TO PUBLIC SESSION**

**MOTION** by David Conley, **SECOND** by Clayton Forgan to re-enter Public Session 7:36 p.m.  
Discussion: None. Vote: Jenkins: yea;; Forgan; yea, Mr. Conley: yea; Bonges, yea. **PASSED.**

**ADJOURNMENT359717**

**MOTION** by Bruce Jenkins **SECOND** by Henry Bonges to adjourn the meeting at 7:37 p.m.  
Discussion: None. Vote: Jenkins: yea; Forgan: yea; Conley: yea; Bonges: yea. **PASSED.**

Respectfully submitted,



Bruce Jenkins  
Vice-Chair and Acting Chair

  
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Jacob Hemmerick  
Planning Director

Date Approved: June 25, 2015

# MEETING SIGN-IN SHEET - Milton Development Review Board

Date: Thursday, June 11, 2015

NAME (PRINT)	SIGNATURE	MAILING ADDRESS	PHONE #
Lisa Marshall		924 East Rd Milton VT <sup>05468</sup>	893-4424
Russell Baker		924 East Road Milton, VT <sup>05464</sup>	893-4424
Joey Blumh.		810 East Rd Milton VT <sup>05468</sup>	316-1847
Chellis Blumh.		3 Athens Dr Essex Jct	313-3942

**NOTE:** THOSE WISHING TO GAIN INTERESTED PERSON STATUS AND TESTIFY ON AN APPLICATION MUST ALSO SIGN-IN ON THE HEARING SIGN-IN SHEET.