

MILTON DEVELOPMENT REVIEW BOARD PUBLIC NOTICE OF MEETING & HEARINGS

Meeting Type: **Regular Meeting**
Date: **Thursday, March 24, 2016**
Time: **7:00 p.m.**
Place: **Municipal Building Community Room**
Address: **43 Bombardier Road, Milton, Vermont 05468-3205**
Contact: **(802) 893-1186**
Website: **miltonvt.org**

Bruce Jenkins

Clayton Forgan

David Conley

Henry Bonges

AGENDA

1. Call to Order
2. Attendance
3. Agenda Review
4. Public Forum

The public may attend and be heard in accordance with Vermont's Open Meeting Law (1 V.S.A. 312).

5. Old Hearings/Business: *None.*

6. New Hearings/Business:

6(A). **Site Plan Amendment – 345 North Road - HW Ventures, L.C., Owner & Georgia Mountain Maples, LLC, Applicant.** The Applicant requests Site Plan Amendment approval for a property located at 345 North Road, described as SPAN #11413, Tax Map 16, Parcel 20. The Applicant proposes relocation of a portion of the parking area to accommodate an agricultural building expansion exempt from local regulation; also proposed are changes to the site's internal circulation. The subject property contains a total of 769.68 acres and is located within the "Agricultural/Rural Residential" (R5) Zoning District and "East Milton" Planning Area.

6(B). **Site Plan Amendment - 385-387 Route 7 South - Armand Turner Jr., Owner/Applicant.** The Applicant requests Site Plan Amendment approval for a self-storage facility, located at 385-387 Route 7 South and described as SPAN# 13730, Tax Map 26, Parcel 12. The amendment proposes to remove the secondary egress onto Landfill Road. The subject property is served by municipal water and sewer, contains approximately 3.75 acres and is located within the "Checkerberry" (M4) Zoning District and the Town Core Planning Area.

7. Other Business:

7(A). **Introduction to Proposed Downtown Business District (DB1) Standards,** Jacob Hemmerick

7(B). **Staff Update**

8. Approval of Minutes of March 10, 2016

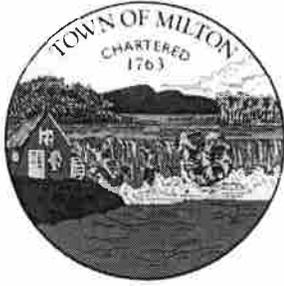
9. Possible Deliberative Session

Private session for deliberations on applications and written decisions in accordance with 1V.S.A. 312.

10. Adjournment

Jeffrey Castle, Town Planner

Filed in the Town Clerk's Office. Posted in the Municipal Building Lobby, Planning & Economic Development Department, Town's Facebook page, Town's DRB webpage, Middle Road Market, Milton Beverage, & Rene's Discount Beverage. E-mailed to the Regional Planning Commission, Burlington Free Press, Milton Independent, & LCATV.



TOWN OF MILTON
Planning & Economic Development Department
 43 Bombardier Road
 Milton, VT 05468-3205
 (802) 893-1186
 miltonvt.org

DEVELOPMENT REVIEW BOARD STAFF REPORT

Hearing Date: March 24, 2016	
Case No: DRB 2016-11	
Application(s): Site Plan Amendment I	
Application Received: February 9, 2016	
Application Deemed Complete: February 10, 2016	
Staff Report Finalized: March 21, 2016	
Applicant(s): HW Ventures PO Box 2098 Georgia, Vermont 849-6688	Owner(s): Same
Engineer/License: Cross Consulting Engineers, P.C. 103 Fairfax Road St. Albans, Vermont 05478-6271 802.524.9681	Surveyor/License: None
E-911/Postal Address: 345 North Road	
Tax Map, Parcel(s): 16, 20	
School Parcel Account Number(s) (SPAN): 11413	
Deed(s): Book 185, Page 144	
Existing Size: 769.68 acres	
Zoning District(s): Agricultural Rural Residential "R5"	
Comprehensive Plan Planning Area/Sub-Area: East Milton Planning Area	
Location:	

INTRODUCTION

Noticed/Warned Summary of Proposal: HW Ventures, L.C., Owner & Georgia Mountain Maples, LLC, Applicant request Site Plan Amendment approval for a property located at 345 North Road, described as SPAN #11413, Tax Map 16, Parcel 20. The Applicant proposes relocation of a portion of the parking area to accommodate an agricultural building expansion exempt from local regulation as determined by the Vermont Agency of Agriculture; also proposed are changes to the site's internal circulation. The subject property contains a total of 769.68 acres and is located within the "Agricultural/Rural Residential" (R5) Zoning District and "East Milton" Planning Area.

Comments: Jacob Hemmerick, Planning Director, and Jeff Castle, Town Planner, herein referred to as staff, have reviewed the application, materials and plans submitted and have the following comments.

Ethics Disclosure: Staff herein notes that there is no known direct or indirect conflicts of interests between Staff and the owner, applicant, or noticed interested parties.

Hearing Process/Procedure: Applicants and interested persons can learn more about the Development Review hearing process and procedure at <http://miltonvt.org/government/boards/drb.html>.

APPLICATION, JURISDICTION, NOTICE

Application: This matter comes before the Town of Milton Development Review Board (DRB) for Site Plan Amendment approval. The application and its associated materials are maintained by the Town in the application file and are available for public inspection.

Applicant(s): The application was submitted by Georgia Mountain Maples, LLC referred to hereafter as the "applicant".

Landowner(s): The property is owned by HW Ventures, LLC. All owners are signatories to this application.

Project Consultant(s): Cross Consulting Engineers is a consultant for this project.

Application Submission: The application form was received by the Planning and Economic Development Department on February 9, 2016. Unless otherwise noted, the associated exhibits were received the same day.

Application Completion: The application was deemed complete by Staff on February 10, 2016.

General Jurisdiction: Land development is subject to regulation by the Town of Milton pursuant to, but not limited to, the following: The Vermont Planning and Development Act (Act); The Town of Milton Zoning Regulations (ZR), effective January 5, 2015; the Town of Milton Interim Zoning Regulations (IZR)

effective February 26, 2015; and The Town of Milton Subdivision Regulations (SR), effective June 28, 2010.

Site Plan Specific Jurisdiction: ZR110 states, "No LAND DEVELOPMENT shall be undertaken or effected except in conformance with the applicable provisions of these Regulations. No land, building or other STRUCTURE shall be used for any purpose except as provided in these Regulations."

ZR130 states, "In accordance with Section 1000 of this Ordinance, no LAND DEVELOPMENT, excavation or construction shall be started on any land parcel or STRUCTURE and no EXPANSION, ALTERATION or change of USE shall be started within any existing STRUCTURE without a Zoning Permit issued by the Zoning Administrator."

ZR170 states, "The following requirements and reviews shall be fulfilled by all applicants before a Zoning Permit is granted, unless specifically exempted in this Ordinance:

- (1) Sewage Disposal - Section 570
- (2) Roads and Drives - Section 590
- (3) Site Plan Review - Section 800"

ZR800 states, "Site Plan approval, granted in accordance with this Section by the Milton Development Review Board, shall be required before a Zoning Permit is issued for any USE in any district with the exception of SINGLE FAMILY DWELLINGS, DUPLEXES, and TRIPLEX - OWNER OCCUPIED on single lots, ACCESSORY residential STRUCTURES, and all agricultural USES."

Regulatory Waivers Requested: None

Notice of Hearing: Public notice was issued by the Department of Planning and Economic Development for the hearing according to Vermont Statutes Annotated Chapter 24 §4464.

Hearing: The Town Planner scheduled the hearing for March 24, 2016.

Site Visit: The DRB may schedule a site visit and recess the hearing to a subsequent meeting date if on-site observation would better inform the DRB's decision.

EXHIBITS

Application Exhibits: The following exhibits were submitted with the application and attached to the Staff Report:

- Sheet C-1, Site Plan, dated 01/25/16

Staff Exhibits: The following exhibits from staff are attached to the Staff Report.

- Technical Advisory Committee (TAC) Public Works Review Sheet dated 3/8/16;
- TAC School District Review Sheet dated 3/8/16;
- TAC Police Review Sheet dated 3/2/16;
- TAC Recreation Review Sheet dated 3/1/16;
- TAC Fire Department Review Sheet dated 3/16/16;
- NFPA 1 Section 18: Fire Department Access Roads

SITE, DISTRICT & AREA INFORMATION

Property Location: The subject property is located at 345 North Road and shown on Milton's Tax Map 16 as Parcel 20. The corresponding School Parcel Account Number (SPAN) is 11413.

Deed(s): A deed of ownership is recorded in Book 185, Page 144 of the Town of Milton Land Records to HW Ventures, LC.

Zoning District(s): The site is located within the Agricultural/Rural Residential, R5 Zoning District described on the Town of Milton Zoning Map, last amended August 22, 2011, on record and display at the Municipal Offices and available on the Town's website. The ZR391 states that the purpose of this district is to "Provide for continued AGRICULTURE, FORESTRY and open space USES together with compatible low density residential development."

Comprehensive Planning Area: The site is located within the East Milton Planning Area, as delineated in Map 2 of the 2013 Comprehensive Plan.

SITE HISTORY

Background: The subject property has the following approvals that Staff has found relevant to this application:

- Development Review Board (DRB) Conditional Use approval Decision dated 08/14/14.
- Development Review Board (DRB) Site Plan approval Decision dated 10/23/14.
- Stipulated V.R.C.P. 58 Judgement Order Docket No. 174-12-14 Vtec filed 5/13/15.
- Stipulated V.R.C.P. 58 Judgement Order Docket No. 133-9-14 Vtec filed 5/13/15.
- Zoning Permit 2015-121 for banquet hall
- Zoning Permit 2015-121A Amendment; denied
- Zoning Permit 2015-121B Amendment
- Zoning Permit 2015-121C Amendment; Certificate of Occupancy approved 1/11/16
- Administrative Site Plan Amendment approval dated 2/25/16
 - For expansion of gravel area and relocation of parking spaces around a 35'x60' addition.

The Conditional Use banquet hall use was granted on 8/14/14 on a probationary basis. The Conditional Use is set to expire one year from the date the use began. In order to receive full approval and continue the use past the expiration of the first year, the applicant must submit a new application for Conditional Use approval.

Zoning Compliance: To staff's knowledge, the subject property does not have any Zoning Violations recorded in the Town of Milton Records, nor unresolved Zoning Enforcement action.

EXISTING AND PROPOSED USE/IMPROVEMENTS/LAND RESTRICTIONS

Existing/Proposed Use: The site is approved for a banquet hall and contains the Accepted Agricultural Practice of a maple sugaring operation. The banquet hall use is permitted by the Town and has been found to not be agriculturally exempt from local zoning. The banquet hall structure is contained within a

sugarhouse (which was originally constructed as a "farm structure", which the Agency of Agriculture deemed exempt under 24 VSA Section 4413(d) from local zoning) prior to the addition of the banquet hall use. The proposed addition is also exempt under 24 VSA Section 4413(d), but the site changes that are a condition of the banquet hall are subject to conditions of the Conditional Use approval dated 8/14/14 and Site Plan approval dated 10/23/14 and Administrative Site Plan approval dated 2/25/16. No change of use is proposed. The use the proposed addition is relevant in this case to determine its exemption status.

1. The applicant shall state the proposed use of the 9,600 square foot addition.

Proposed Improvements: The applicant proposes to expand the gravel area and relocate parking spaces to accommodate the 9,600 square foot addition. Proposed additional parking is labeled "Future Parking with Amendment to Site Plan." The plan also proposes a circulation drive around all sides of the addition.

ZONING REGULATIONS GENERAL PROVISIONS

ZR590, Roads and Drives: The section states, "All roads and drives shall conform to the requirements of this Section " The amendment proposes an expansion of the gravel drive around the proposed addition.

ZR593.2 Driveway Specifications: Driveways must be built to the driveway specifications as defined in the Public Works Specifications.

2. The driveway shall be constructed to Public Works Specifications according to Zoning Regulations Section 593.2.

SITE PLAN STANDARDS

ZR802.1, Appropriate Conditions: The section states, "The DRB may impose appropriate conditions and safeguards to meet the standards of this section."

Site Plan Review Standards & Procedures: ZR802.2(a) states that the DRB "may consider the following in its review of a Site Plan application.

- **Site Circulation Safety:** Maximum safety of vehicular and pedestrian circulation on site, between the site and adjacent roads and sidewalks, and between the site and adjacent land uses
- **Circulation, Parking, Loading Adequacy:** Adequacy of traffic circulation, parking, and loading facilities.
- **Transportation Impacts:** Impacts on capacity of roadways and other transportation facilities in the vicinity.
- **Landscaping, Screening, Lighting Adequacy:** Adequacy of landscaping, screening, and outdoor lighting.
- **Municipal Service Impact:** Impacts on the Town's ability to provide adequate sewer, water, fire, police, or other municipal services and facilities.
- **Suitability for Development:** Suitability of the site for the proposed scope of development, including due regard for the preservation of existing natural and historical resources.
- **Comprehensive Plan Consistency:** Consistency with the Comprehensive Plan.

ZR803, Site Plan Application Requirements: Staff finds the following items missing from the submitted plans:

ZR803.5, Proposed Improvements: The submitted plan indicates an extension of the circulation drive around the proposed addition, but does not show contours indicating the resulting site grading.

3. The Final Plans shall indicate the contours resulting from the proposed addition, driveway, and parking improvements.

ZR806, Landscape Plan Requirements: No changes are proposed to the approved landscaping. Staff finds that no additional changes are merited.

ZR810, Parking, Loading and Driveway Requirements: The number and location of parking and loading spaces associated with any lot or use shall comply with the following requirements:

ZR812.2, Parking Quantity: The proposal is for 50 total parking spaces which includes 2 handicapped accessible spaces and 14 spaces in the lower parking area. Prior DRB Site Plan approval included 57 total spaces. Previously the "restaurant" use was used to determine required parking, which requires 1 per 4 seats, plus one per employee. With 80 seats and 10 employees for the banquet hall use, this equals 30 spaces. However, because the banquet hall use is not specifically listed, the required spaces will be as required by the DRB.

4. The DRB should determine if the proposed 50 spaces is adequate for a Banquet Hall use according to Zoning Regulation Section 812.2.

ZR814, Parking Lot Design Standards: All Parking lots shall comply with the following minimum design standards. The Development Review Board may require higher standards.

ZR814.3, Minimum Internal Road/Driveway/Aisle Widths: The driveway and aisle widths indicated on the plan meet the standards of ZR814.3, however staff finds some aisles and driveways are not shown including the split in the access drive and the aisle width at the northeast corner of the addition.

5. The applicant shall state if the additional spit driveway leading to the front of the building is one-way. If it is one-way, signage shall be included in the Final Plan to identify one-way circulation.
6. The Final Plans shall indicate all driveway and aisle widths at their narrowest in compliance with ZR814.3.

ZR820, Outdoor Lighting: No new outdoor lighting is proposed on the new addition. Staff recommends additional lighting near parking areas, particularly where there is equipment lying around.

7. The DRB should consider the overall adequacy of lighting.
8. If new lighting is proposed, it shall be indicated on the Final Plans and the Final Plans shall note if the light fixtures are wall-mounted or pole mounted. If pole mounted, the Plans shall show the height in compliance with Section 820.

TECHNICAL REVIEW COMMITTEE

Technical Advisory Committee: Chris Poirier, Assistant Fire Chief, had the following comments:

9. A fire department access road shall be provided around the proposed addition. The access road shall be designed in accordance with NFPA 1 Section 18 Fire Department Access Road (See attached specifications).

ADMINISTRATION & ENFORCEMENT

Staff recommends that all conditions of prior DRB Conditional Use approval and Site Plan approval shall be in full force and effect except as further amended herein.

10. All conditions of the Environmental Division of the Superior Court Conditional Use and Site Plan Judgments dated May 13, 2015 (Dockets 174-12-14 and 133-9-14) resulting from an appeal of the DRB's Conditional Use approval, dated 08/14/14, and Site Plan approval, dated 10/23/14, shall be in full force and effect except as further amended herein.

Staff has some concerns about the impact of construction on the safety of the banquet hall use. Staff recommends that the banquet hall use should cease during construction and recommence when the new drive and parking has received a Certificate of Compliance.

11. No banquets or events shall be held on the site during the construction of the proposed improvements; the use may resume only after the proposed improvement subject to local Zoning have received a Certificate of Compliance.

State Project Review Zoning Permit: Per 24 VSA4449 "Any application for an approval or permit and any approval or permit issued under this section shall include a statement, in content and form approved by the Secretary of Natural Resources, that State permits may be required and that the permittee should contact State agencies to determine what permits must be obtained before any construction may commence."

12. The Applicant shall obtain a Project Review Sheet from the Permit Specialist in the District 4 Regional Office of the Agency of Natural Resources, provide a copy to the Town, and obtain all required State permits and approvals prior to construction.

Final Plan Submission:

13. The Applicant shall submit two (2) full-sized (to scale) and two (2) reduced (11 x 17) complete final plan sets depicting the requested changes. The revised plans must be deemed Final by the Town Planner prior to being eligible for a Zoning Permit from the Zoning Administrator. *The Applicant is advised to submit ONE plan set for staff review prior to submitting all the copies of the Final Plan sets.*

ZR1000/ZR1010, Zoning Permits/Certificate of Compliance/Occupancy:

14. A Zoning Permit is required prior to construction and an associated Certificate of Compliance is required after construction is complete (and prior to occupation/use of the new structures).

ZR1030, Maintenance of Approvals and Permits: A Zoning Permit, variance or CONDITIONAL USE approval shall expire one year from the date of issue. If the work has not been completed, the applicant shall apply to the Zoning Administrator for an extension. The Zoning Administrator may grant a single one-year extension for the identical project only. In addition to any other remedies provided for by law, a Zoning Permit, Sign Permit, variance, CONDITIONAL USE approval, or Site Plan approval may be revoked by the Zoning Administrator or Development Review Board, whichever granted the permit or approval, for violation of these Regulations or the terms and conditions of the permit or approval. Omission or misstatement of any material fact by the applicant or agent on the application or at any hearing which would have warranted refusing the permit or approval shall be grounds for revoking the permit or approval at any time.

The applicant should keep in mind that the original approval being amended "is probationary and shall expire one year from the date the use has begun. In order to receive full approval and continue the use past the expiration of the first year, the Applicant shall submit an application for Conditional Use approval and pay associated fees. To determine the start date, the Applicant shall submit a letter to the Department of Planning and Economic Development notifying the Town of the first event and commencement of the banquet hall use. The first event shall not be held until a Certificate of Occupancy is issued and all State permits and required improvements have been made."

Completion, Operation, Maintenance, Amendment: This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the Development Review Board and on file in the Department of Planning and Economic Development, and in accordance with the conditions of this approval. No changes, erasures, modifications, or revisions, other than those required by this Decision, shall be made on the plan after approval unless a revised plan is first submitted to the Department of Planning and Economic Development for approval.

CONCLUDING REVIEW

- **Site Circulation Safety:** Maximum safety of vehicular and pedestrian circulation on site, between the site and adjacent roads and sidewalks, and between the site and adjacent land uses
- **Circulation, Parking, Loading Adequacy:** Adequacy of traffic circulation, parking, and loading facilities.
- **Transportation Impacts:** Impacts on capacity of roadways and other transportation facilities in the vicinity.
- **Landscaping, Screening, Lighting Adequacy:** Adequacy of landscaping, screening, and outdoor lighting.
- **Municipal Service Impact:** Impacts on the Town's ability to provide adequate sewer, water, fire, police, or other municipal services and facilities.
- **Suitability for Development:** Suitability of the site for the proposed scope of development, including due regard for the preservation of existing natural and historical resources.
- **Comprehensive Plan Consistency:** Consistency with the Comprehensive Plan.

15. The applicant shall respond to any remaining questions or concerns from the DRB related to the standards above.

STAFF RECOMMENDATION

The Planning Staff recommends that the DRB **approve** the Site Plan Amendment application to relocate a portion of the parking area for a 80-seat banquet hall and change the site's internal circulation to accommodate an agricultural building expansion exempt from local regulation located at 345 North Road, described as SPAN #11413, Tax Map 16, Parcel 20, subject to the conditions above.

Respectfully Submitted:



Jeffrey Castle, Town Planner

ATTACHMENTS:

- Sheet C-1, Site Plan, dated 01/25/16
- Technical Advisory Committee (TAC) Public Works Review Sheet dated 3/8/16;
- TAC School District Review Sheet dated 3/8/16;
- TAC Police Review Sheet dated 3/2/16;
- TAC Recreation Review Sheet dated 3/1/16;
- TAC Fire Department Review Sheet dated 3/16/16;
- NFPA 1 Section 18: Fire Department Access Roads

COPIES TO:

- Applicant(s)
- Owners(s)
- Engineer/Surveyor

WHAT'S NEXT?

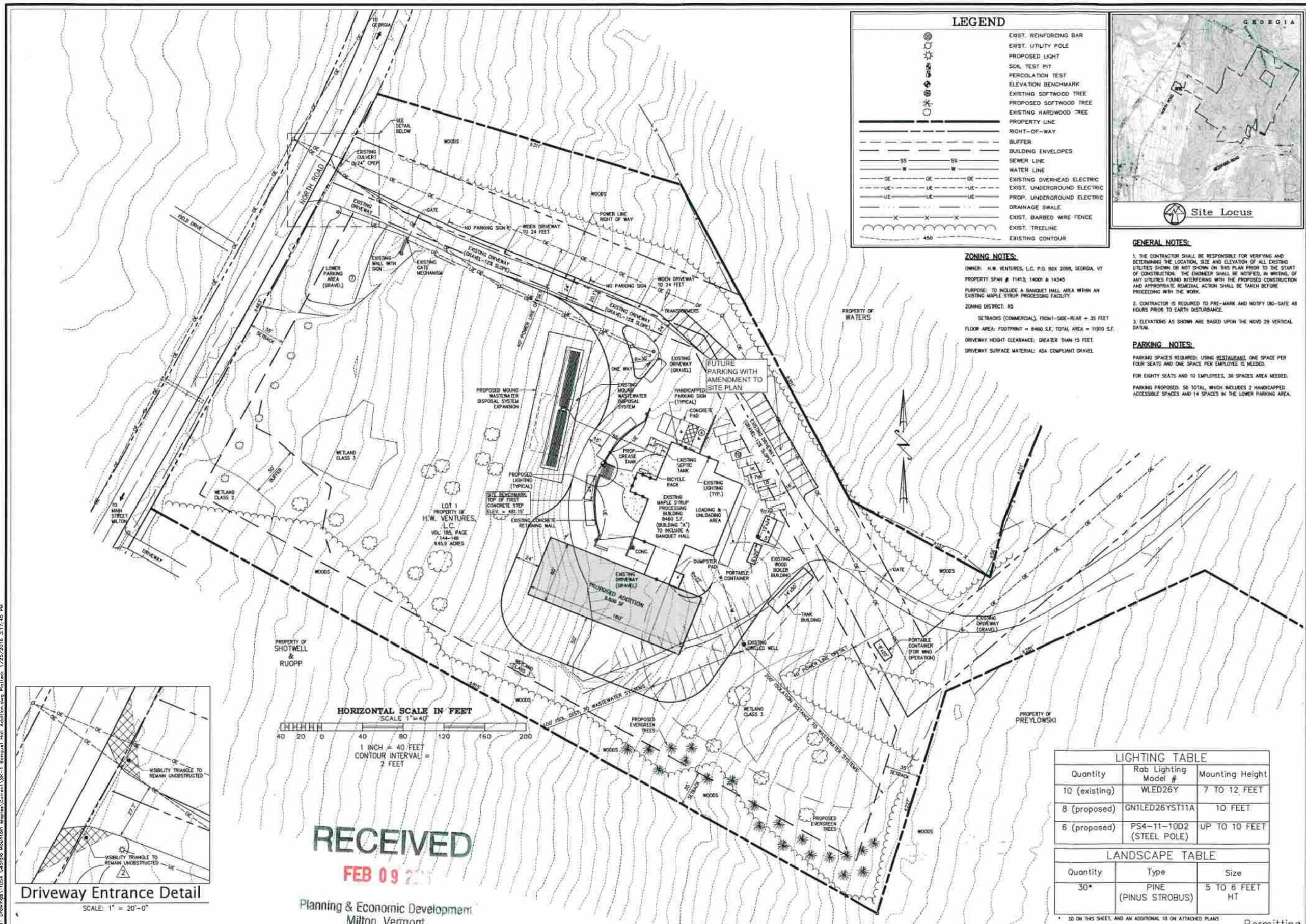
Decision: The DRB has 45 days from the close of the hearing to issue a written decision. The DRB aims to finalize decisions at the next available DRB meeting, but there are times when this is not possible and additional time is needed. The Applicant will receive a copy of the Decision by United States Postal Service Certified Mail; the official date of issuance is the date the Decision is mailed Certified. All other interested person who signed in on the hearing sign in sheet will also be mailed a copy of the Decision via USPS First Class Mail.

Decision Conditions: Approvals by the DRB almost always include conditions of approval that detail the next actions you must take to finalize the project. It's important that you read and understand the decision.

Appeal Rights: The DRB's decision can be appealed to the Environmental Division of the Vermont Superior Court by interested persons within **30 days** of issuance (10 VSA §8504).

Revocations: In addition to any other remedies provided for by law, approvals from the Development Review Board, whichever granted the permit or approval, for violation of these Regulations or the terms and conditions of the permit or approval. Omission or misstatement of any material fact by the applicant or agent on the application or at any hearing which would have warranted refusing the permit or approval shall be grounds for revoking the permit or approval at any time.

G:\2011 Drawings\11054 Georgia Mountain Maples\Current\Maples-1 Banquet Hall Addition.dwg Plotted: 1/25/2016 3:17:45 PM



LEGEND

	EXIST. REINFORCING BAR
	EXIST. UTILITY POLE
	PROPOSED LIGHT
	SOIL TEST PIT
	PERCOLATION TEST
	ELEVATION BENCHMARK
	EXISTING SOFTWOOD TREE
	PROPOSED SOFTWOOD TREE
	EXISTING HARDWOOD TREE
	PROPERTY LINE
	RIGHT-OF-WAY
	BUFFER
	BUILDING ENVELOPE
	SEWER LINE
	WATER LINE
	EXISTING OVERHEAD ELECTRIC
	EXIST. UNDERGROUND ELECTRIC
	PROP. UNDERGROUND ELECTRIC
	DRAINAGE SWALE
	EXIST. BARBED WIRE FENCE
	EXIST. TREELINE
	EXISTING CONTOUR



ZONING NOTES:

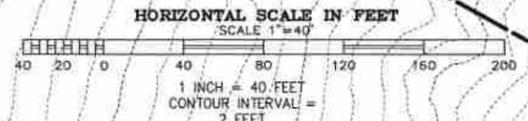
OWNER: H.W. VENTURES, L.C. P.O. BOX 2099, GEORGIA, VT
 PROPERTY SPAN # 11413, 14001 & 14345
 PURPOSE: TO INCLUDE A BANQUET HALL AREA WITHIN AN EXISTING MAPLE SYRUP PROCESSING FACILITY.
 ZONING DISTRICT: R5
 SETBACKS (COMMERCIAL), FRONT-SIDE-REAR = 35 FEET
 FLOOR AREA: FOOTPRINT = 8460 S.F., TOTAL AREA = 11910 S.F.
 DRIVEWAY HEIGHT CLEARANCE: GREATER THAN 15 FEET.
 DRIVEWAY SURFACE MATERIAL: ADA COMPLIANT GRAVEL

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING, OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR IS REQUIRED TO PRE-MARK AND NOTIFY US-SAFE 48 HOURS PRIOR TO EARTH DISTURBANCE.
3. ELEVATIONS AS SHOWN ARE BASED UPON THE NAVD 83 VERTICAL DATUM.

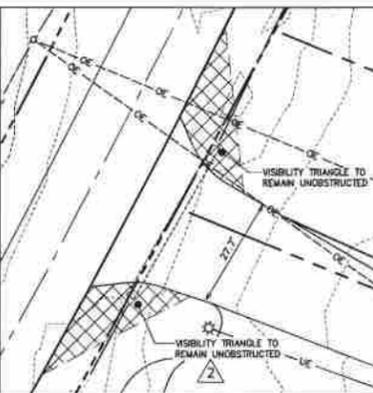
PARKING NOTES:

PARKING SPACES REQUIRED: USING RESTAURANT ONE SPACE PER FOUR SEATS AND ONE SPACE PER EMPLOYEE IS NEEDED.
 FOR EIGHTY SEATS AND 10 EMPLOYEES, 30 SPACES ARE NEEDED.
 PARKING PROPOSED: 50 TOTAL, WHICH INCLUDES 2 HANDICAPPED ACCESSIBLE SPACES AND 14 SPACES IN THE LOWER PARKING AREA.



RECEIVED
FEB 09 2016

Planning & Economic Development
 Milton, Vermont



LIGHTING TABLE		
Quantity	Rob Lighting Model #	Mounting Height
10 (existing)	WLED26Y	7 TO 12 FEET
8 (proposed)	GN1LED26YST11A	10 FEET
6 (proposed)	PS4-11-10D2 (STEEL POLE)	UP TO 10 FEET

LANDSCAPE TABLE		
Quantity	Type	Size
30*	PINE (PINUS STROBUS)	5 TO 6 FEET HT

* 20 ON THIS SHEET, AND AN ADDITIONAL 10 ON ATTACHED PLANS

Permitting

PROJECT: 11054
 DATE: 01/25/16
 DESIGN: PM
 DRAWN: PM
 CHECKED: PHC
 APPROVED: PHC

CROSS CONSULTING ENGINEERS, P.C.
 103 Fairfax Rd.
 St. Albans, Vermont 05478
 © COPYRIGHT 2016
 Cross Consulting Engineers, P.C.

Georgia Mountain Maples, LLC
 Georgia, VT
 Proposed Sugarhouse Addition
 345 North Road
 Milton, VT

CIVIL
 C-1
 SHEET C-1 OF 1



TOWN OF MILTON
Planning & Economic Development Department
43 Bombardier Road
Milton, Vermont 05468-3205
802.893.1186
miltonvt.org

TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, March 24, 2016

Date of Review: 03/08/16

Department: Public Works

TAC Member: Roger Hunt

Site Plan Amendment - 345 North Road - HW Ventures, L.C., Owner/Georgia Mountain Maples, LLC, Applicant

No Comment.

Site Plan Amendment - 385-387 Route 7 South - Armand Turner, Jr., Owner/Applicant

See attached updated 02/04/16 review comments



TOWN OF MILTON
Planning & Economic Development Department
43 Bombardier Road
Milton, Vermont 05468-3205
802.893.1186
miltonvt.org

RECEIVED

MAR - 7 2016

RECREATION DEPARTMENT
MILTON, VERMONT

TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, March 24, 2016

Date of Review: 3-1-16

Department: Recreation

TAC Member: Kyle Duchesneau

Site Plan Amendment - 345 North Road - HW Ventures, L.C., Owner/Georgia Mountain Maples, LLC, Applicant

- No comments

Site Plan Amendment - 385-387 Route 7 South - Armand Turner, Jr., Owner/Applicant

- No comments



TOWN OF MILTON
Planning & Economic Development Department
43 Bombardier Road
Milton, Vermont 05468-3205
802.893.1186
miltonvt.org

TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, March 24, 2016

Date of Review: 03-02-16

Department: Police

TAC Member: Bret Van Noort

Site Plan Amendment - 345 North Road - HW Ventures, L.C., Owner/Georgia Mountain Maples, LLC, Applicant

NO COMMENTS or CONCERNS.

Site Plan Amendment - 385-387 Route 7 South - Armand Turner, Jr., Owner/Applicant

IF This is Allowed under current Zoning Regs, I would recommend outside lighting, the entire area fenced in and outdoor cameras.



TOWN OF MILTON
Planning & Economic Development Department
43 Bombardier Road
Milton, Vermont 05468-3205
802.893.1186
miltonvt.org

TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, March 24, 2016

Date of Review: 3/8/16

Department: School

TAC Member: Ann Bradshaw

Site Plan Amendment - 345 North Road - HW Ventures, L.C., Owner/Georgia Mountain Maples, LLC, Applicant

no comments

Site Plan Amendment - 385-387 Route 7 South - Armand Turner, Jr., Owner/Applicant

no comments

FIRE DEPARTMENT REVIEW

DATE:3/16/15

APPLICANT NAME: H.W. Ventures, Georgia Mt. Maple
PLANS REVIEWED BY: C. Poirier

LOCATION: 345 North Road
INSPECTION:No

REMARKS:

NFPA 1 SECTION 18

Required Access. Fire department access roads shall be provided in accordance with Section 18.2 for every facility, building, or portion of a building hereafter constructed or relocated. [18.2.2.1]

When there are not more than two one- and two-family dwellings or private garages, carports, sheds, and agricultural buildings, the requirements may be permitted to be modified. [18.2.2.1.1]

- 1) A fire department access road shall be provided around the proposed addition. The access road shall be designed in accordance with NFPA 1 Section 18 Fire Department Access Road.

Additional Remarks:

- 1) Owner is responsible to maintain access for emergency vehicles at all times.
- 2) The Fire Department reserves the right to alter or add additional comments if the applicant make any changes to the overall application.



Fire Department Access Roads

NFPA 1 SECTION 18

Required Access. Fire department access roads shall be provided in accordance with Section 18.2 for every facility, building, or portion of a building hereafter constructed or relocated. [18.2.2.1]

When there are not more than two one- and two-family dwellings or private garages, carports, sheds, and agricultural buildings, the requirements may be permitted to be modified. [18.2.2.1.1]

When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection. [18.2.2.1.2]

Access to Building. A fire department access road shall extend to within **50 ft (15 m)** of a single exterior door providing access to the interior of the building. [18.2.2.2]

Additional Requirements.

Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than **150 ft (46 m)** from fire department access roads as measured by an approved route around the exterior of the building or facility. [18.2.2.3.1]

When buildings are protected with an approved automatic fire sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance shall be permitted to be increased to **450 ft (137 m)**. [18.2.2.3.2]

Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access. [18.2.2.4]

Dimensions.

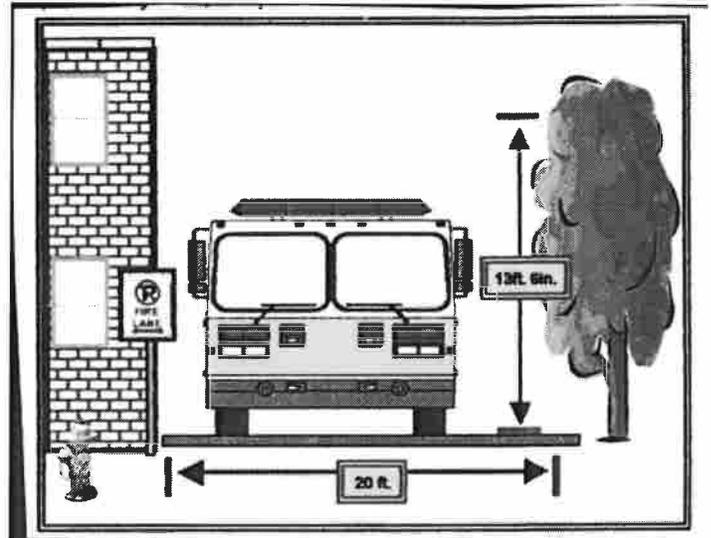
Fire department access roads shall have an unobstructed width of not less than **20 ft (6.1 m)** and an unobstructed vertical clearance of not less than **13 ft 6 in. (4.1 m)**. [18.2.2.5.1.1]

Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus, and approved signs are installed and maintained indicating the established vertical clearance when approved. [18.2.2.5.1.2]

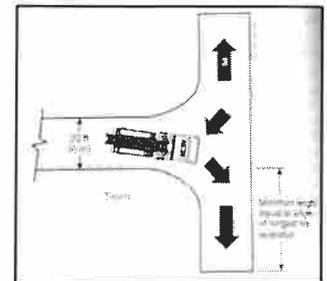
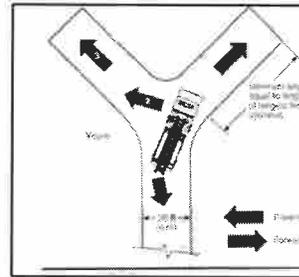
Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus. [18.2.2.5.1.3]

Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface suitable for all-weather driving capabilities. [18.2.2.5.2]

Turning Radius. The turning radius of a fire department access road shall be as approved by the AHJ. [18.2.2.5.3]



Dead Ends. Dead-end fire department access roads in excess of **150 ft (46 m)** in length shall be provided with approved provisions for the turning around of fire apparatus. [18.2.2.5.4]



Grade.

The gradient for a fire department access road shall not exceed the maximum approved. [18.2.2.5.6.1]

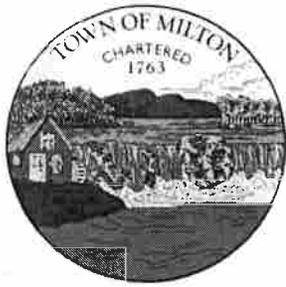
The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ. [18.2.2.5.6.2*]

Marking of Fire Apparatus Access Road. Where required by the AHJ, approved signs or other approved notices shall be provided and maintained for fire department access roads to identify such roads, or prohibit the obstruction thereof, or both. [18.2.2.5.7]

OFFICE OF THE STATE FIRE MARSHAL & STATE FIRE ACADEMY

Central Office Berlin 802-479-7561 State Fire Academy Office Pittsford 802-483-2755
 Regional Offices Barre 802-479-4434 * Rutland 802-786-5867 * Springfield 802-885-8883 * Williston 802-879-2300

www.vtfiresafety.org



TOWN OF MILTON

Planning & Economic Development Department

43 Bombardier Road
Milton, VT 05468-3205
(802) 893-1186
miltonvt.org

DEVELOPMENT REVIEW BOARD STAFF REPORT

Hearing Date: March 24, 2016	
Case No: DRB 2016-12	
Application(s): Site Plan Amendment I	
Application Received: February 19, 2016	
Application Deemed Complete: February 19, 2016	
Staff Report Finalized: Friday, March 18, 2016	
Applicant(s): Armand W. Turner Jr. PO Box 655 Milton, VT 05468 802.893.6473	Owner(s): Same
Engineer/License: Fieldstone Land Consultants, PLLC 778 Elm Street, Suite C Milford, NH 03055 603.672.5456	Surveyor/License: None
E-911/Postal Address: 385-387 Route 7 South	
Tax Map, Parcel(s): 26, 12	
School Parcel Account Number(s) (SPAN): 13730	
Deed(s): Book 330, Page 13	
Existing Size: 3.75	
Zoning District(s): Checkerberry "M4"	
Comprehensive Plan Planning Area/Sub-Area: Town Core Planning Area, Checkerberry Sub-Area	
Location: The north side of US Route 7 Between Landfill Road and Pecor Ave.	
	

INTRODUCTION

Noticed Summary of Proposal: Armand Turner Jr., Owner/Applicant, requests Site Plan Amendment I approval for a self-storage facility, located at 385-387 Route 7 South and described as SPAN# 13730, Tax Map 26, Parcel 12. The amendment proposes to remove the secondary egress onto Landfill Road. The subject property is served by municipal water and sewer, contains approximately 3.75 acres and is located within the "Checkerberry" (M4) Zoning District and the Town Core Planning Area.

Comments: Jacob Hemmerick, Planning Director, and Jeff Castle, Town Planner, herein referred to as staff, have reviewed the application, materials and plans submitted and have the following comments.

Ethics Disclosure: Staff herein notes that there is no known direct or indirect conflicts of interests between Staff and the owner, applicant, or noticed interested parties.

Hearing Process/Procedure: Applicants and interested persons can learn more about the Development Review hearing process and procedure at <http://miltonvt.org/government/boards/drb.html>.

APPLICATION, JURISDICTION, NOTICE

Application: This matter comes before the Town of Milton Development Review Board (DRB) for Site Plan Amendment approval. The application and its associated materials are maintained by the Town in the application file and are available for public inspection

Applicant(s): The application was submitted by Armand W. Turner Jr., referred to hereafter as the "applicant".

Landowner(s): The property is owned by Armand Turner, Jr. All owners are signatories to this application.

Project Consultant(s): Chad Branon, PE, of Fieldstone Land Consultants, PLLC, is a consultant for this project.

Application Submission: The application form was received by the Planning and Economic Development Department on February 19, 2016. Unless otherwise noted, the associated exhibits were received the same day.

Application Completion: The application was deemed complete by Staff on February 19, 2016.

State Project Review & Act 250: The applicant has obtained a State Project Review Sheet. The applicant stated that the proposal is not subject to Act 250 jurisdiction.

General Jurisdiction: Land development is subject to regulation by the Town of Milton pursuant to, but not limited to, the following: The Vermont Planning and Development Act (Act); The Town of Milton Zoning Regulations (ZR), effective January 5, 2015; the Town of Milton Interim Zoning Regulations (IZR)

effective February 26, 2015; and The Town of Milton Subdivision Regulations (SR), effective June 28, 2010.

Site Plan Specific Jurisdiction: ZR110 states, "No LAND DEVELOPMENT shall be undertaken or effected except in conformance with the applicable provisions of these Regulations. No land, building or other STRUCTURE shall be used for any purpose except as provided in these Regulations."

ZR130 states, "In accordance with Section 1000 of this Ordinance, no LAND DEVELOPMENT, excavation or construction shall be started on any land parcel or STRUCTURE and no EXPANSION, ALTERATION or change of USE shall be started within any existing STRUCTURE without a Zoning Permit issued by the Zoning Administrator."

ZR170 states, "The following requirements and reviews shall be fulfilled by all applicants before a Zoning Permit is granted, unless specifically exempted in this Ordinance:

- (1) Sewage Disposal - Section 570
- (2) Roads and Drives - Section 590
- (3) Site Plan Review - Section 800"

ZR800 states, "Site Plan approval, granted in accordance with this Section by the Milton Development Review Board, shall be required before a Zoning Permit is issued for any USE in any district with the exception of SINGLE FAMILY DWELLINGS, DUPLEXES, and TRIPLEX - OWNER OCCUPIED on single lots, ACCESSORY residential STRUCTURES, and all agricultural USES."

Site Plan Review Standards & Procedures: ZR802.2(a) states that the DRB "may consider the following in its review of a Site Plan application.

- Maximum safety of vehicular and pedestrian circulation on site, between the site and adjacent roads and sidewalks, and between the site and adjacent land uses
- Adequacy of traffic circulation, parking, and loading facilities.
- Impacts on capacity of roadways and other transportation facilities in the vicinity.
- Adequacy of landscaping, screening, and outdoor lighting.
- Impacts on the Town's ability to provide adequate sewer, water, fire, police, or other municipal services and facilities.
- Suitability of the site for the proposed scope of development, including due regard for the preservation of existing natural and historical resources.
- Consistency with the Comprehensive Plan."

Regulatory Waivers Requested: The applicant has requested a waiver from the application requirement for building elevations and traffic analysis pursuant to ZR803.12. Staff finds that the proposed amendment will not have a substantial change on the expected amount of traffic to the site, and a waiver may be granted. Staff finds that the submission of building elevations for the self-storage units should be included in the plans for the proposed amendment.

1. The DRB may grant a waiver from the application requirement that a new traffic analysis submitted pursuant to ZR803.12.
2. Building elevations shall be submitted with the Final Plans.

Warning/Notice of Hearing: Public notice was issued by the Department of Planning and Economic Development for the hearing according to Vermont Statutes Annotated Chapter 24 §4464.

Hearing: The Town Planner scheduled the hearing for March 24, 2016

Site Visit: The DRB may schedule a site visit and recess the hearing to a subsequent meeting date if on-site observation would better inform the DRB's decision.

EXHIBITS

Application Exhibits: The following exhibits were submitted with the application and attached to the Staff Report:

- Cover Letter (Summary of Submission) submitted by Chad Branon, dated February 17, 2016.
- Site Layout & Utility Plan, revised 2/15/16
- Site Landscaping Plan, revised 2/15/16
- Site Grading & Drainage Plan, revised 2/15/16
- Site Lighting Plan, revised 2/15/16
- Construction Details (1) , revised 2/15/16
- Constructions Details (2) , revised 2/15/16
- Erosion Control Details, revised 2/15/16

Staff Exhibits: The following exhibits from staff are attached to the Staff Report.

- Technical Advisory Committee (TAC) Public Works Review Sheet dated 3/8/16;
- TAC School District Review Sheet dated 3/8/16;
- TAC Police Review Sheet dated 3/2/16;
- TAC Recreation Review Sheet dated 3/1/16;
- TAC Fire Department Email dated 3/16/16;
- Email From Chris Poirier dated 2/8/16.
- Site Plan Approval Decision Dated June 25, 2015

SITE, DISTRICT & AREA INFORMATION

Property Location: The site is located at 385-387 Route 7 South and shown on Milton's Tax Map 26 as Parcel 12. The corresponding School Parcel Account Number (SPAN) is 13730.

Size/Area: According to the evidence presented, the subject parcel is approximately 4.03 acres or 175,369 square feet. The Assessor's Grand List records this property as approximately 3.75 acres.

Deed(s): The deed is recorded in Book 300, Page 13 of the Town of Milton Land Records to Armand Turner, Jr.

Zoning District(s): The site is located within the Checkerberry (M4) Zoning District described on the Town of Milton Zoning Map, last amended August 22, 2011, on record and display at the Municipal Offices and available on the Town's website. The ZR441 states that "the purpose of this district is to allow for a mix of residential, commercial, and limited industrial uses."

Comprehensive Planning Area: The site is located within the Town Core Planning Area, as delineated in Map 2 of the 2013 Comprehensive Plan. The site is located in the Checkerberry Sub Area, as delineated in Figure 9.1 of the 2013 Comprehensive Plan (p.112).

Physical Characteristics/Natural Features: The site mostly consists of an undeveloped field with some border vegetation.

Surrounding Use/Structures: The property to the north of this site is owned by the Town and contains a retired landfill as well as the Chittenden County Solid Waste District's Drop-off Facility. To the west are three lots containing three single family dwellings, as well as the Milton Mobile Home Park Cooperative (although Milton's Tax Maps do not show this shared boundary with MMHPC). To the south is an indoor recreation facility and a residential building as well as a single family mobile home. To the east, there are three commercial lots, one of which is vacant.

SITE HISTORY

Background: The subject property has the following approvals that Staff has found relevant to this application

- The site received approval for a 24-unit Residential Planned Unit Development in a decision dated June 15, 2008.
- The Site received Site Plan Approval for a Public Warehousing (self-storage) facility in a decision dated June 25, 2015.

The proposed amendment is to remove the egress onto Landfill Road via a 24 foot easement over the neighboring property of Tax Map Parcel 26-16. The applicant proposes amend or remove conditions directly related to the access onto Landfill Road and retain all other conditions of the June 25, 2015 approval.

EXISTING AND PROPOSED USE/IMPROVEMENTS/LAND RESTRICTIONS

Existing Use: None.

Proposed Use & Improvements: The Applicant has received Site Plan approval to construct a 400-unit self storage facility, classified as a "public warehousing" use by Milton's Zoning Regulations. This amendment proposes no change to the approved use.

Buildings: Staff finds that no change is proposed for the 5 buildings containing the 400 units of self storage.

Utilities: The site is located in Town water and wastewater service areas. No municipal water or sewer connections are proposed.

Associated Water/Wastewater: Condition # 10 of the prior Site Plan approval states "Associated Water/Wastewater: Any improvements proposed as part of this Site Plan application (on this site or within easements on adjacent sites) that would negatively impact existing water or wastewater systems

or permits shall be amended by their respective owners prior to being eligible for a Zoning Permit; the Final Plans shall show the location of water and wastewater service for Lots 26-16, 11-101, or Lot 26-11. "

The applicant is requesting that Condition #10 be removed or amended away "since the current design proposes to remove the egress onto Landfill Road there would be no need to show the locations of water and wastewater services for Lots 26-16 and 11-101. We also verified through research at the Town that Lot 26-11 is connected to municipal sewer and water. For these reasons we are requesting that this Condition be removed or amended away." (See attached Summary of Submission).

Staff finds that the proposed amendment removes any improvements proposed on lot 26-16, and therefore it is appropriate that Condition #10 may be amended to reflect this change. The remainder of the condition shall remain in effect. Staff recommends the following:

3. Condition #10 of the prior approval shall be amended to: "Any improvements proposed as part of this Site Plan application (on this site or within easements on adjacent sites) that would negatively impact existing water or wastewater systems or permits shall be amended by their respective owners prior to being eligible for a Zoning Permit; the Final Plans shall show the location of water and wastewater service for Lots 11-101, or Lot 26-11"

Access: The amendment is proposing the removal of an egress (exit only) onto Landfill Road via a 24' right-of-way over Lot 26-16 from the approved Site Plan. The amendment proposes ingress and egress from US Route 7.

Staff finds that no other changes are proposed.

Existing Restrictions or Covenants: Prior approval proposed the use of a 12' side-yard easement on Lot 26-11, a 70' right-of-way easement onto Town of Milton landfill land to be used for storm water, and a 24' easement over lot 26-16 for egress. Supporting legal documents have been submitted and are pending legal review per conditions of the prior approval.

Proposed Restrictions or Covenants: The amendment no longer proposes the use of a 24' easement across Lot 26-16 for egress.

ZONING REGULATIONS GENERAL PROVISIONS

Unless otherwise stated herein, Staff finds that the proposed amendment has no impact on the conformance of the Site Plan decision dated June 25, 2015.

ZR590, Roads and Drives: "All roads and drives shall conform to the requirements of this Section" and outlines standards for proposed public roads, private roads, and driveways. A driveway is proposed. One egress driveway to Landfill Road is proposed to be removed from the site plan.

ZR593, Driveways: "All drives on private property shall be considered private. Responsibility for construction, maintenance and improvements shall fall entirely upon the owners and operators of each private drive."

ZR593.2 Driveway Specifications: Driveways must be built to the DRIVEWAY specifications as defined in the Public Works Specifications (PWS).

ZR594, Highway Access Permit

Condition #18 of the prior Site Plan approval states "Town Highway Access Permit: The Applicant agreed to obtain a Town Highway Access Permit prior to being eligible for a Zoning Permit, per ZR594"

The applicant is requesting that Condition #18 be removed or amended away because "the current design eliminates the access to Landfill Road and removes the need to obtain a Town Highway Access Permit." (See attached Summary of Submission). Staff recommends the following:

4. Condition #18 of the prior Site Plan Approval Decision dated June 25, 2015 no longer applies and may be amended away.

SITE PLAN STANDARDS

ZR802.1, Appropriate Conditions: The section states, "The DRB may impose appropriate conditions and safeguards to meet the standards of this section."

Site Plan Review Standards & Procedures: ZR802.2(a) states that the DRB "may consider the following in its review of a Site Plan application.

- **Site Circulation Safety:** Maximum safety of vehicular and pedestrian circulation on site, between the site and adjacent roads and sidewalks, and between the site and adjacent land uses
- **Circulation, Parking, Loading Adequacy:** Adequacy of traffic circulation, parking, and loading facilities.
- **Transportation Impacts:** Impacts on capacity of roadways and other transportation facilities in the vicinity.
- **Landscaping, Screening, Lighting Adequacy:** Adequacy of landscaping, screening, and outdoor lighting.
- **Municipal Service Impact:** Impacts on the Town's ability to provide adequate sewer, water, fire, police, or other municipal services and facilities.
- **Suitability for Development:** Suitability of the site for the proposed scope of development, including due regard for the preservation of existing natural and historical resources.
- **Comprehensive Plan Consistency:** Consistency with the Comprehensive Plan.

ZR813.2, Number of Driveways: ZR813.2, states "Unless specifically approved by the Development Review Board, there shall be not more than one DRIVEWAY for each lot." The proposed amendment reduces the number of driveways from two to one, meeting the standard of ZR813.2

Condition #26 of the prior Site Plan approval states "**Driveways:** The Final Plan shall show two driveways and the external loop and both driveways shall be constructed prior to the issuance of the first building's CO."

The applicant is requesting that Condition #26 be modified, removed amended away because "the current design eliminates the access to Landfill Road and thereby removes the second driveway." (See attached Summary of Submission).

Staff agrees that condition #26 may be amended to reflect the proposed amendment and recommends the following:

5. Condition #26 of the prior approval shall be amended to: "The Final Plan shall show the driveway and the external loop and the driveway shall be constructed prior to the issuance of the first building's CO."

ZR816.1 (b) Curb Cut Minimums: ZR816.1 (b) states: "In the event that the Development Review Board finds that meeting the above requirement [816.1(a)] is impracticable, the Board may allow curb cuts onto such highways. Wherever possible, such curb cuts shall be not less than 300 feet from the intersection of a road or highway. Wherever possible, common access points and additional connections to adjacent properties, roads and/or highways are encouraged."

Condition #29 of the prior Site Plan approval states: "The Applicant agreed that the Final Plan shall show the egress along the northern easement across Lot 26-16 in order to meet the spacing requirements of ZR816.1(b)."

The applicant is requesting that Condition #29 be removed or amended away because "current design eliminates the access to Landfill Road due to design constraints with the easement being too narrow to support the egress width and associated stormwater management and turning radii onto Landfill Road and the fact that the Owner of Lot 26-16 does not want the secondary access to be located within the northern easement area as his wastewater system is located in that general area." (See attached Summary of Submission).

Staff recommends the following:

6. If the DRB approves the proposed amendment, Condition #29 of the prior Site Plan Approval Decision dated June 25, 2015 may be amended away.

TECHNICAL REVIEW COMMITTEE

TAC: All comments by the Development Review Board Technical Advisory Committee and attached to the Staff report shall be addressed.

Comments by Public Work Director, Roger Hunt and not addressed in the submitted proposal include:

7. The location of the sidewalk along the Rt. 7 Frontage shall be shown on the Final Plans.

Communications with Chris Poirier, Assistant Fire Chief have raised concerns about the ability of Fire Department equipment to safely navigate the outer loop of the property.

8. Prior to the issuance of a Certificate of Occupancy, the Fire Department shall have the opportunity to access the property to determine if apparatus can safely negotiate the outer-loop

around the structures. If, at that point, our apparatus is unable to safely do so, the applicant will have to make the necessary changes to meet the needs of the Fire Department.

ADMINISTRATION & ENFORCEMENT

To maintain the force and effect of the underlying approval, the DRB must include the following condition.

9. Previous Approval: All conditions of prior DRB Site Plan approval, dated June 25, 2016 are in full force and effect except as amended within the decision.

State Project Review Zoning Permit: Per 24 VSA4449 "Any application for an approval or permit and any approval or permit issued under this section shall include a statement, in content and form approved by the Secretary of Natural Resources, that State permits may be required and that the permittee should contact State agencies to determine what permits must be obtained before any construction may commence."

The Applicant has obtained a Project Review Sheet from the Permit Specialist in the District 4 Regional Office of the Agency of Natural Resources.

10. The applicant shall obtain all required State permits and approvals prior to construction.

Staff remains cautious about any liability associated with the disturbance of the capped landfill for the stormwater infrastructure and recommends that the applicant work closely with Town staff and with the Agency of Natural Resources to ensure that the landfill remains undisturbed.

Final Plan Submission:

11. The Applicant shall submit two (2) full-sized (to scale) and two (2) reduced (11 x 17) complete final plan sets depicting the requested changes. The revised plans must be deemed Final by the Town Planner prior to being eligible for a Zoning Permit from the Zoning Administrator. *The Applicant is advised to submit ONE plan set for staff review prior to submitting all the copies of the Final Plan sets.*

ZR1000/ZR1010, Zoning Permits/Certificate of Compliance/Occupancy:

12. A Zoning Permit is required prior to construction and an associated Certificate of Compliance is required after construction is complete (and prior to occupation/use of the new structures).
13. All common area infrastructure (including but not limited to parking, internal circulation, stormwater, landscaping, etc.) must be installed prior to the issuance of the CO for the first storage unit if the project will be developed with multiple permits.

ZR1030, Maintenance of Approvals and Permits: A Zoning Permit, variance or CONDITIONAL USE approval shall expire one year from the date of issue. If the work has not been completed, the applicant shall apply to the Zoning Administrator for an extension. The Zoning Administrator may grant a single one-year extension for the identical project only. In addition to any other remedies provided for by law, a

Zoning Permit, Sign Permit, variance, CONDITIONAL USE approval, or Site Plan approval may be revoked by the Zoning Administrator or Development Review Board, whichever granted the permit or approval, for violation of these Regulations or the terms and conditions of the permit or approval. Omission or misstatement of any material fact by the applicant or agent on the application or at any hearing which would have warranted refusing the permit or approval shall be grounds for revoking the permit or approval at any time

Completion, Operation, Maintenance, Amendment: This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the Development Review Board and on file in the Department of Planning and Economic Development, and in accordance with the conditions of this approval. No changes, erasures, modifications, or revisions, other than those required by this Decision, shall be made on the plan after approval unless a revised plan is first submitted to the Department of Planning and Economic Development for approval.

STAFF RECOMMENDATION

The Planning Staff recommends that the DRB **approve** the Site Plan Amendment for a self-storage facility, located at 385-387 Route 7 South and described as SPAN# 13730, Tax Map 26, Parcel 12, subject to the conditions above.

Respectfully Submitted:



Jeffrey Castle, Town Planner

ATTACHMENTS:

- Cover Letter (Summary of Submission) submitted by Chad Branon, dated February 17, 2016.
- Site Layout & Utility Plan, revised 2/15/16
- Site Landscaping Plan, revised 2/15/16
- Site Grading & Drainage Plan, revised 2/15/16
- Site Lighting Plan, revised 2/15/16
- Construction Details (1) , revised 2/15/16
- Constructions Details (2) , revised 2/15/16
- Erosion Control Details, revised 2/15/16
- Technical Advisory Committee (TAC) Public Works Review Sheet dated 3/8/16;
- TAC School District Review Sheet dated 3/8/16;
- TAC Police Review Sheet dated 3/2/16;
- TAC Recreation Review Sheet dated 3/1/16;
- TAC Fire Department Email dated 3/16/16;
- Email from Chris Poirier dated 2/8/16.
- Site Plan Approval Decision Dated June 25, 2015

COPIES TO:

- Applicant(s)
- Owners(s)
- Engineer/Surveyor

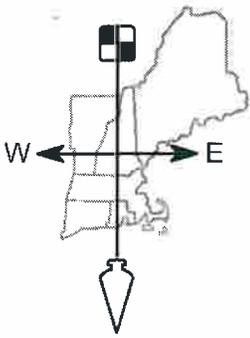
WHAT'S NEXT?

Decision: The DRB has 45 days from the close of the hearing to issue a written decision. The DRB aims to finalize decisions at the next available DRB meeting, but there are times when this is not possible and additional time is needed. The Applicant will receive a copy of the Decision by United States Postal Service Certified Mail; the official date of issuance is the date the Decision is mailed Certified. All other interested person who signed in on the hearing sign in sheet will also be mailed a copy of the Decision via USPS First Class Mail.

Decision Conditions: Approvals by the DRB almost always include conditions of approval that detail the next actions you must take to finalize the project. It's important that you read and understand the decision.

Appeal Rights: The DRB's decision can be appealed to the Environmental Division of the Vermont Superior Court by interested persons within **30 days** of issuance (10 VSA §8504).

Revocations: In addition to any other remedies provided for by law, approvals from the Development Review Board, whichever granted the permit or approval, for violation of these Regulations or the terms and conditions of the permit or approval. Omission or misstatement of any material fact by the applicant or agent on the application or at any hearing which would have warranted refusing the permit or approval shall be grounds for revoking the permit or approval at any time.



FIELDSTONE

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

February 17, 2016

Mr. Jacob Hemmerick, Planning Director
Town of Milton Planning & Economic Development Department
43 Bombardier Road / P.O. Box 18
Milton, VT 05468

RECEIVED

FEB 19 2016

Planning & Economic Development
Milton, Vermont

Re: Cover Letter (Summary of Submission)

Submission to Address Site Plan Amendment & Current Decision and Conditions of Approval
Map 26 - Lot 12, US Route 7
Turner Self Storage Facility

Dear Mr. Hemmerick,

As agent for Armand Turner, Fieldstone Land Consultants, PLLC is hereby making a formal submission to Amend the Site Plan approval for the above referenced project which was approved on June 25, 2015 by the Milton Development Review Board (DRB). The main purpose of this request is to remove the egress onto Landfill Road that was originally proposed. The original design proposed to provide a secondary egress onto Landfill Road which would have utilized a 30 foot wide access easement over the southern boundary of Tax Map Parcel 26-16. The location of the secondary egress did not meet the Town's desired setbacks from the intersection of Landfill Road and US Route 7 which resulting in the DRB requiring that the egress be relocated to the 24 foot wide access easement along the northern boundary of Tax Map Parcel 26-16. After further investigation into this request we have found that the relocation of the egress to the access easement on the northern part of Tax Map Parcel 26-16 is not desirable to the landowner as they believe their wastewater disposal system is located under the easement area. We have also found that the 24 foot wide easement would not be large enough to contemplate the egress design with associated stormwater management and turning radii onto Landfill Drive. These findings prompted us to evaluate the need for the secondary egress. After reviewing the internal traffic patterns with our client we found that the original design contemplated this secondary access merely for convenience and that removing the egress would actually help improve the security of the site and minimize the overall impacts for the project. To ensure that this egress was not required from an emergency response standpoint we met with the Fire Department on November 20, 2015 to review the project and the potential of removing the secondary egress. At this meeting, the Fire Department verified that this access is not required. On January 18, 2016 Armand Turner and I reviewed the proposed plan modifications with Jeff Castle and yourself at a meeting at the Town Offices and we were informed that this modification would require a Site Plan Amendment.

It is our understanding in reviewing the Decision and Conditions of Approval from the June 25, 2016 DRB meeting that this revision would require modifications to Conditions 10, 18, 26 and 29. We are requesting that these Conditions be amended away as they would no longer be applicable given the

Turner Self Storage Facility – Parcel 26-12
Cover Letter (Summary of Submission)

plan modifications. We would also request that any other Conditions that Staff or DRB deem not applicable be included in this request in the event that we have overlooked anything. Conditions 10, 18, 26 and 29 are listed below with the justification/explanation of why they would no longer be applicable or necessary:

Conditions #10: **Associated Water/Wastewater:** *Any improvements proposed as part of this Site Plan application (on this site or within easements on adjacent sites) that would negatively impact existing water or wastewater systems or permits shall be amended by their respective owners prior to being eligible for a Zoning Permit; the Final Plans shall show the location of water and wastewater service for Lots 26-16, 11-101, or Lot 26-11.*

Since the current design proposes to remove the egress onto Landfill Road there would be no need to show the locations of water and wastewater services for Lots 26-16 and 11-101. We also verified through research at the Town that Lot 26-11 is connected to municipal sewer and water. For these reasons we are requesting that this Condition be removed or amended away.

Conditions #18 **Town Highway Access Permit:** *The Applicant agreed to obtain a Town Highway Access Permit prior to being eligible for a Zoning Permit, per ZR594.*

The current design eliminates the access to Landfill Road and removes the need to obtain a Town Highway Access Permit. For this reason we are requesting that this Condition be removed or amended away.

Conditions #26 **Driveways:** *The Final Plan shall show two driveways and the external loop and both driveways shall be constructed prior to the issuance of the first building's CO.*

The current design eliminates the access to Landfill Road and thereby removes the second driveway. As a result we would request that this condition be modified, removed or amended away so that only the primary access be required to be constructed prior to the issuance of the first building's CO.

Conditions #29 **Egress to Landfill Road:** *The Applicant agreed that the Final Plan shall show the egress along the northern easement across Lot 26-16 in order to meet the spacing requirements of ZR816.1 (b).*

As stated above the current design eliminates the access to Landfill Road due to design constraints with the easement being too narrow to support the egress width and associated stormwater management and turning radii onto Landfill Road and the fact that the Owner of Lot 26-16 does not want the secondary access to be located within the northern easement area as his wastewater system is located in that general area. As a result we would request that this condition be removed or amended away.

The portion of this submission pertaining to the Site Plan Amendment includes the site Application for Site Plan Approval with fee, an abutters list and the applicable plan copies as outlined in the site plan application. We have not resubmitted materials that have not changed which are outlined in the site plan application such as the building elevations and traffic analysis.

The second part of this submission pertains to addressing other outstanding Conditions as outlined in the Notice of Decision and Conditions from June 25, 2015. We have submitted one copy of the revised

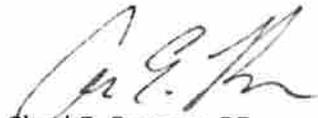
Cover Letter (Summary of Submission)

plan set for your review prior to submitting final copies as advised in Condition 43. This submission includes a summary of our Tracking & Status of Decision and Conditions of Approval which reviews the conditions, your recent punch list comments and our responses on how we have addressed the item if necessary. We have also included an escrow check for legal review, a water main cost estimate, a sidewalk cost estimate, a landscaping cost estimate and all easement documents as requested.

As always we appreciate your time and consideration. Please do not hesitate to contact me should you have any questions.

Very truly yours,

FIELDSTONE LAND CONSULTANTS, PLLC



Chad E. Branon, PE

Project Engineer

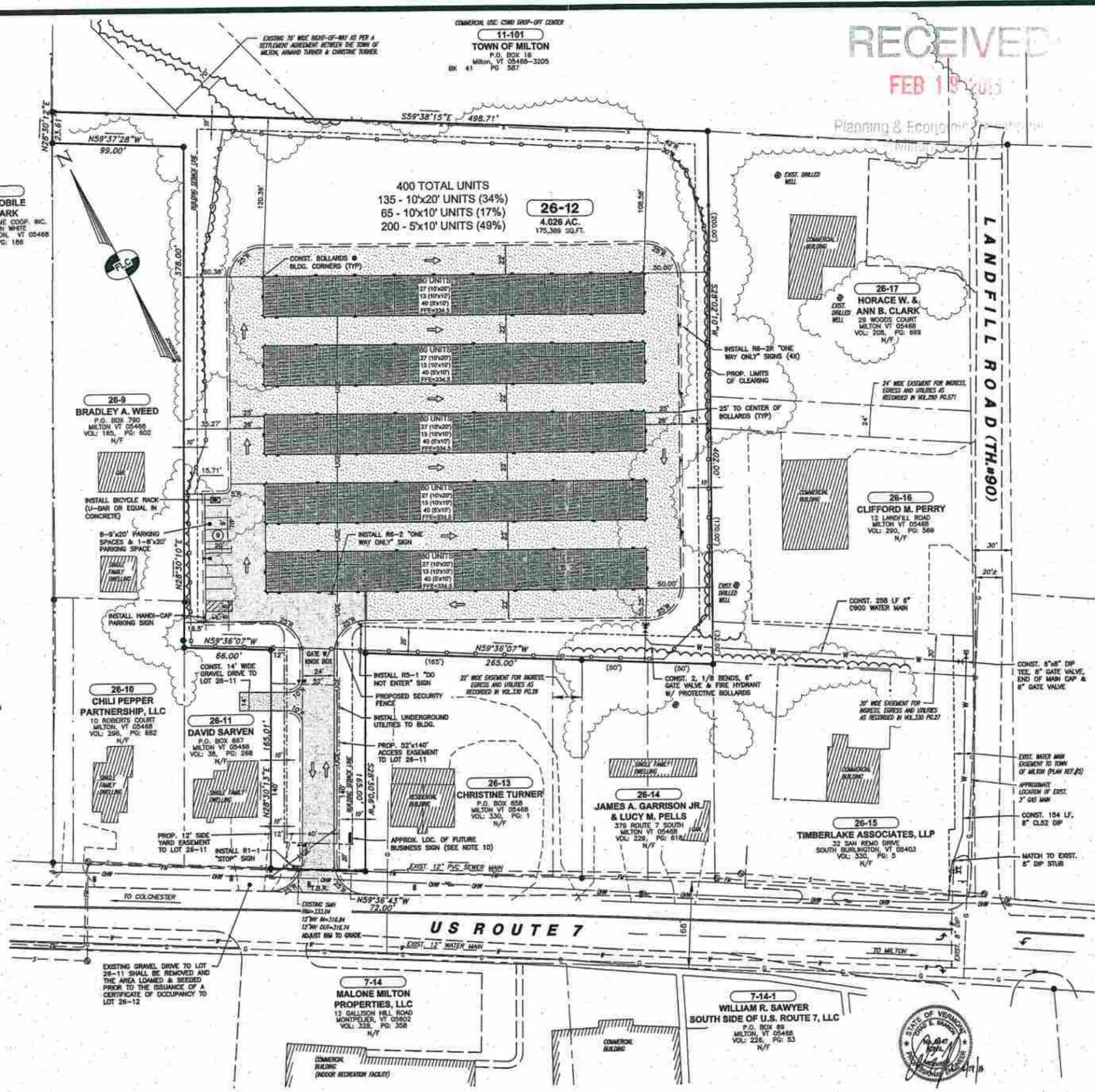
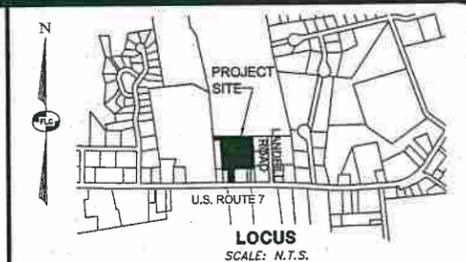
Attachments: All Attachments as outlined in the Transmittal Dated Feb. 17, 2016 from FLC

RECEIVED

FEB 19 2016

Planning & Economic Development
Milton, Vermont

RECEIVED
FEB 19 2014
Planning & Economic Development



- REFERENCE PLANS:**
- "PLAT OF SUBDIVISION OF HAYDENBERRY PARK, MILTON, VERMONT," BY FITZPATRICK & LLEWELLYN, INC., LAST REVISED 7/6/92, AND RECORDED IN SLIDE #206.
 - "CHITTENDEN SOLID WASTE DISTRICT, MILTON DROP OFF FACILITY, EASEMENT PLAN," BY LAPOUREUX & DICKINSON CONSULTING ENGINEERS, INC., LAST REVISED 11/30/88 AND RECORDED IN SLIDE #326.
 - "PLAT OF SURVEY, RUTH M. KENDREW PROPERTY, U.S. ROUTE NO. 7, MILTON, VERMONT," BY WARREN A. ROBERTSON, L.S. #48, DATED DECEMBER, 1999 AND RECORDED IN SLIDE #296.
 - "LANDS OF WHIFIELD & BARBARA WEED, U.S. ROUTE 7, MILTON, VERMONT, BOUNDARY PLAT" DATED 8-22-03 BY LAPOUREUX & DICKINSON CONSULTING ENGINEERS.
 - "CHAMPLAIN FARMS, 371 ROUTE 7, MILTON, VT, SITE PLAN" PREPARED FOR: TIMBERLAKE ASSOC., LLP, PREPARED BY LLEWELLYN - HOWLEY INCORPORATED, SCALE: 1"=20', DATED AUGUST 2010.
 - "LAND OF ARMAND TURNER JR., U.S. ROUTE 7, MILTON, VERMONT, BOUNDARY PLAT" DATED: MAY 13, 2004, LAST REVISED: JUNE 21, 2007, BY LAPOUREUX & DICKINSON CONSULTING ENGINEERS, SCALE: 1"=80'

PROJECT STATISTICS

DIMENSIONAL REQUIREMENTS		REQUIRED	PROPOSED
MINIMUM LOT AREA	30,000 SF	30,000 SF	170,369 SF (4.03 ACRES)
MINIMUM ROAD FRONTAGE	200 FT	72 FT	43 FT
MINIMUM FRONT SETBACK	20 FT	10 FT	10 FT
MINIMUM SIDE SETBACK	10 FT	10 FT	10 FT
MINIMUM REAR SETBACK	10 FT	10 FT	10 FT
MAXIMUM BUILDING COVERAGE	40%	NOT APPLICABLE	NOT APPLICABLE
MAXIMUM LOT COVERAGE	80% (188,281.4 SF)	80% (188,281.4 SF)	80% (188,281.4 SF)
MAXIMUM BUILDING HEIGHT	4 STORIES	4 STORIES	1 STORY
MAXIMUM BUILDING FOOTPRINT	45,000 SF	45,000 SF	45,000 SF

EXISTING USE - SELF STORAGE COMMERCIAL
PROPOSED USE - SELF STORAGE COMMERCIAL

WASTEWATER:
NO MUNICIPAL SEWER AND WATER REQUIRED PROJECT

PARKING REQUIREMENTS

COMMERCIAL - SELF STORAGE

NO. OF STORAGE SPACES	REQUIRED	PROPOSED
NO. OF STORAGE SPACES	NO PARKING REQUIRED	8 SPACES

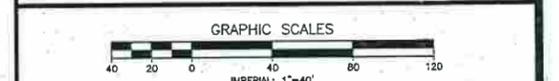
SHEET INDEX

PAGE	SHEET	TITLE
1	SP-1	SITE LAYOUT & UTILITY PLAN
2	LS-1	SITE LANDSCAPING PLAN
3	GR-1	SITE GRADING & DRAINAGE PLAN
4	LT-1	SITE LIGHTING PLAN
5	DT-1	GENERAL CONSTRUCTION DETAILS
6	DT-2	DRAINAGE CONSTRUCTION DETAILS
7	DT-3	EROSION CONTROL DETAILS

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION

DIGSAFE.COM
OR DIAL 8-1-1

- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP PARCEL 26-12 IS ARMAND TURNER JR. - P.O. BOX 665, MILTON, VT 05468. DEED REFERENCE TO PARCEL IS VOLUME 330 PAGE 13.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED IMPROVEMENTS NECESSARY FOR A 43,500 SQ.FT. (400 UNIT) SELF STORAGE FACILITY.
 - THE TOTAL AREA OF TAX MAP PARCEL 26-12 IS 175,369 SQ. FT. OR 4.026 ACRES, WITH 72.00 FEET OF FRONTAGE ON ROUTE 7 SOUTH.
 - ZONING FOR THE ENTIRE PARCEL IS CHECKERBERRY (M4) DISTRICT
MINIMUM LOT SIZE - 20,000 SF
MINIMUM LOT FRONTAGE - 200 FT.
MINIMUM BUILDING SETBACKS: 20 FT FRONT, 10 FT SIDE AND REAR, OPEN SPACE 40%.
 - THIS PLAN IS A SITE PLAN AND IS NOT INTENDED FOR PROPERTY CONVEYANCE. THE BOUNDARY INFORMATION, SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED HEREON.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM THE REFERENCE PLANS CITED HEREON. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - THERE ARE NO JURISDICTIONAL WETLANDS ON-SITE PER FIELD INVESTIGATION BY THIS OFFICE.
 - PARKING CALCULATION:
SELF STORAGE - NO PARKING REQUIRED
8 SPACES ARE PROVIDED INCLUDING ONE VAN ACCESSIBLE HANDICAP PARKING SPACE. THE PLAN ALSO INCLUDES ONE BICYCLE RACK.
 - EXTERIOR LIGHTING IS TO BE PROVIDED BY THREE POLE MOUNTED LIGHTS AND TO BUILDING MOUNTED SECURITY LIGHTS (WALL-PACKS) AS SHOWN. ALL PROPOSED SITE LIGHTING SHALL BE DOWNCAST AND "DARK SKY" COMPLIANT (SEE SITE LIGHTING PLAN).
 - THERE IS NO PROPOSED PROJECT SIGNAGE AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE PERMITTING PRIOR TO INSTALLATION AND COMPLY WITH SECTION 830 OF THE ZONING REGULATIONS.
 - THE PROPOSED LOT COVERAGE IS 103,632 SQ.FT. (59.1%) AND INCLUDES THE BUILDING, PARKING AND DRIVEWAY AREA ASSOCIATED WITH THE PROPOSED USE. MAXIMUM LOT COVERAGE IS 80%.
 - BASED ON A FIELD INSPECTION, THE ENTRANCE TO THE SITE SATISFIES STATE AND LOCAL REQUIREMENTS FOR MINIMUM SAFE SITE DISTANCE.
 - SOIL TYPE FOR THE ENTIRE PROPERTY IS A4A - ADAMS & WINDSOR LOAMY SAND, 0 TO 5% SLOPES. SOURCE USDA NRCS WEB SOIL SURVEY.
 - THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 50007C0044D DATED JULY 18, 2011.
 - THERE ARE NO TRASH RECEPTACLES PROPOSED FOR THE SITE. TRASH WILL BE REMOVED FROM THE SITE ON A REGULAR BASIS. SHOULD A DUMPSTER BE REQUIRED ON-SITE IT WILL BE LOCATED IN ONE OF THE STORAGE UNITS.
 - ANY STUMPS OR DEBRIS ENCOUNTERED DURING CONSTRUCTION WILL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
 - ALL PROPOSED UTILITY CONNECTIONS SHALL BE UNDERGROUND.
 - THE SITE HAS BEEN DESIGNED TO ACCOMMODATE THE EMERGENCY APPARATUS VEHICLE SPECIFICATIONS PROVIDED BY THE MILTON FIRE DEPARTMENT.
 - THE SURFACE TREATMENT FOR MAIN ENTRANCE AND PARKING AREA WILL BE BITUMINOUS CONCRETE. SURFACE TREATMENT FOR THE BALANCE OF THE SITE WILL BE COMPACTED GRAVEL (HARD, ALL-WEATHER SURFACE DESIGNED TO SUPPORT EMERGENCY RESPONSE VEHICLES).
 - FENCING WILL BE UTILIZED FOR SECURITY.
 - SECURITY CAMERAS WILL BE INSTALLED TO MONITOR THE SITE'S INGRESS AND EGRESS.
 - THE ACCESS TO THIS PROPERTY WILL BE PRIVATE. THE RESPONSIBILITY FOR CONSTRUCTION MAINTENANCE AND IMPROVEMENTS SHALL FALL ENTIRELY ON THE OWNER.



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	02/15/16	REVISIONS PER TOWN DEPT. REVIEWS	-	NR	CEB
B	12/17/15	REVISIONS PER DRB CONDITIONS	-	NR	CEB
A	02/22/15	REVISIONS PER MEETING WITH TOWN PLANNER	-	CE	CEB

SITE LAYOUT AND UTILITY PLAN
TURNER
SELF STORAGE FACILITY
PARCEL 26-12, U.S. ROUTE 7
MILTON, VERMONT
PREPARED FOR:
ARMAND TURNER, JR
P.O. BOX 665, MILTON, VT. 05468
SCALE: 1" = 40'
MARCH 14, 2014

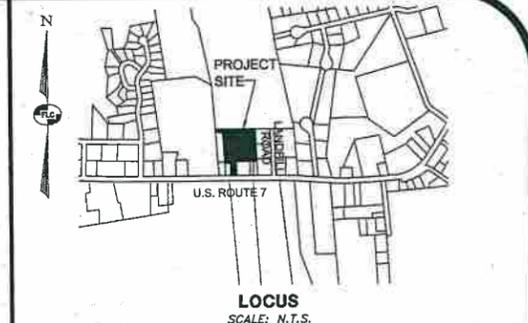
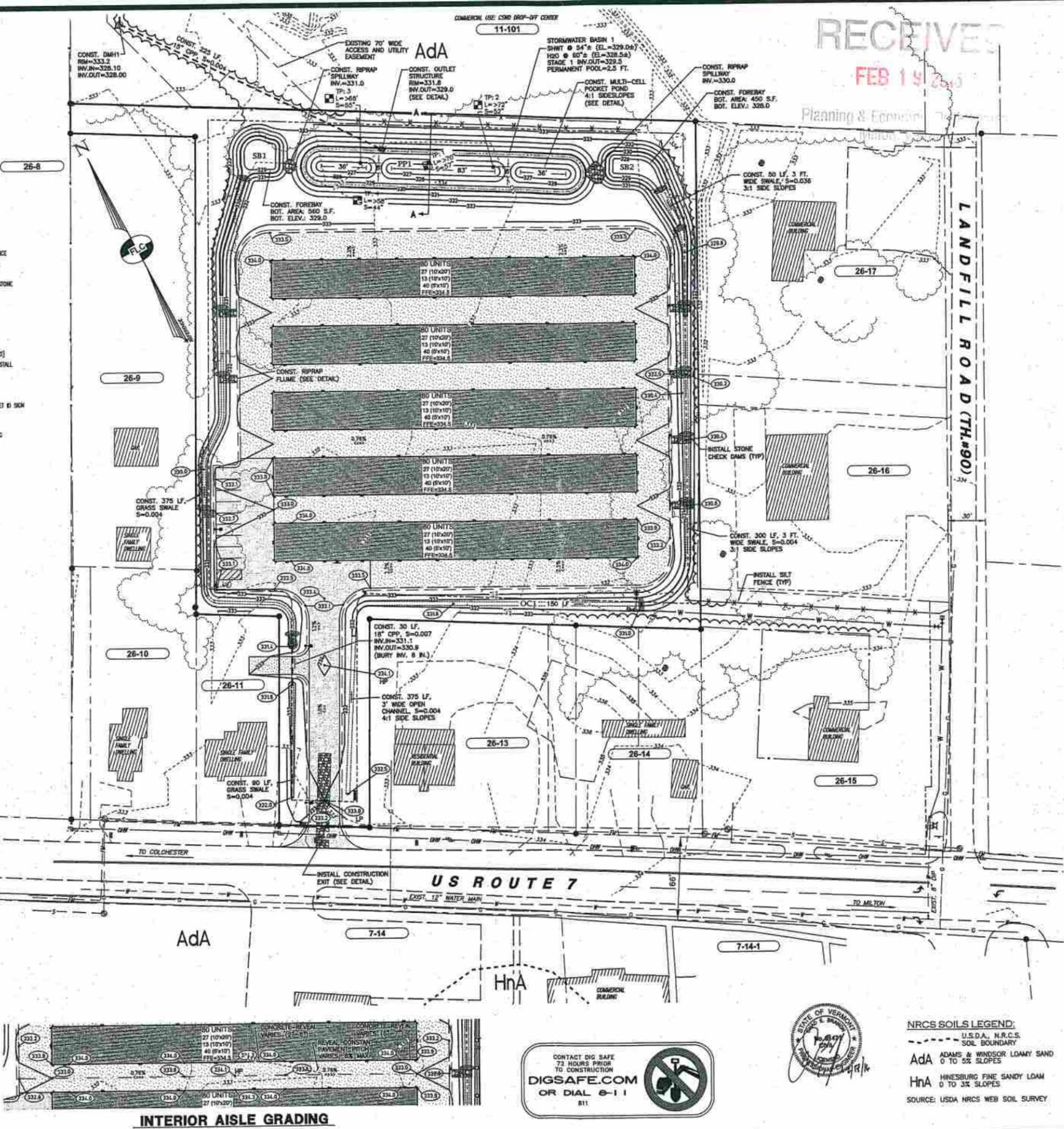
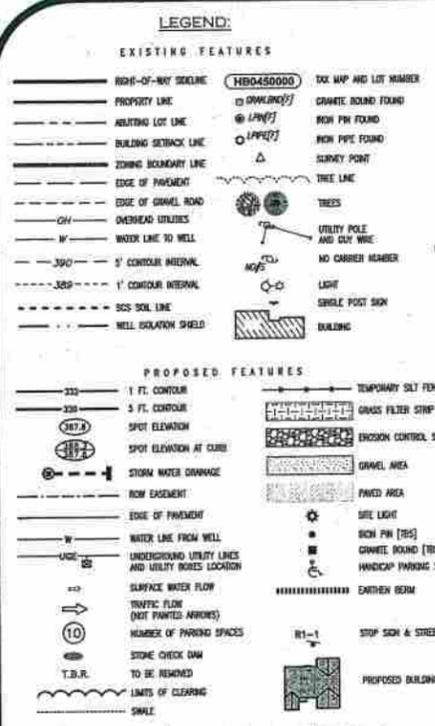
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

FILE: 698SP00C.dwg PROJ. NO. 698.00 SHEET NO. 1 OF 7

- NOTES (CONT.):**
- A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR LOT 26-12 UNTIL THE DRIVEWAY IS CONSTRUCTED TO SPECIFICATION AND THE HIGHWAY ACCESS FROM US ROUTE 7 TO THE FRONT OF LOT 26-11 IS REMOVED.
 - THE GATE TO THE MAIN ENTRANCE WILL BE EQUIPPED WITH AN EMERGENCY ACCESS BOX (KNOX BOX) FOR THE FIRE DEPARTMENT AS SHOWN.



- GENERAL CONSTRUCTION NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILTON AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF MILTON PUBLIC WORKS SPECIFICATIONS AND THE VAOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITIONS ARE HEREBY INCORPORATED BY REFERENCE.
 - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGES DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL CONSTRUCTION PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (DIAL 811).
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
 - ALL DISTURBED NON-PAVED AREAS SHALL BE LOADED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
 - ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
 - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 - ALL POWER WORK SHALL CONFORM TO GREEN MOUNTAIN POWER STANDARDS.
 - ALL TELEPHONE WORK SHALL CONFORM TO FAIRPOINT COMMUNICATIONS SPECIFICATIONS.
 - STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH THE TOWN OF MILTON PUBLIC WORKS SPECIFICATIONS AND/OR THE VAOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITIONS.

STORM SYSTEM NARRATIVE:

THE SITE CONSISTS OF 4.03 ACRES ON ROUTE 7 SOUTH IN MILTON, VT. THE SITE IS CURRENTLY VACANT WITH PRIMARILY LAWN FOR GROUND COVER THAT IS IN FAIR CONDITION.

THE SITE IS CHARACTERIZED BY RELATIVELY FLAT TOPOGRAPHY AND CONSISTS ENTIRELY OF ADAMS AND WINDSOR LOAMY SAND WHICH IS A SOMEWHAT EXCESSIVELY (ADAMS) TO EXCESSIVELY (WINDSOR) DRAINED SOIL.

CURRENTLY, STORMWATER RUNOFF FROM THE SITE INFILTRATES INTO THE GROUND OR RUNS OFF TO TRIBUTARIES WHICH FEED INTO THE LAMOLLE RIVER, A WARM WATER FISH HABITAT. THE SITE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE VERMONT STORMWATER MANUAL.

SOIL EXPLORATIONS REVEALED A SEASONAL HIGH WATER TABLE (SHWT) OF FORTY-EIGHT (48) INCHES WITH A LIMITING LAYER OF DENSE FINE SAND AT APPROXIMATELY FIFTY (50) INCHES. THE PRESENCE OF THE LIMITING LAYER COMBINED WITH THE FLAT TOPOGRAPHY PROHIBITED THE USE OF INFILTRATION AS A STORMWATER TREATMENT PRACTICE (INFILTRATION BTP REQUIRES 4" FROM BOTTOM OF PRACTICE TO SHWT).

THE PROPOSED DRAINAGE SYSTEM FOR THE SITE CONSISTS PRIMARILY OF AN OPEN DRAINAGE SYSTEM DRAINING TO A MULTI-CELL POND LOCATED AT THE REAR OF THE PARCEL. A DRAINAGE OUTFALL IS PROPOSED NORTH OF THE SITE WHERE THERE IS RELIEF IN THE TOPOGRAPHY.



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	02/15/16	REVISIONS PER TOWN DEPT. REVIEWS	-	NRC	CEB
B	12/17/15	REVISIONS PER DRB CONDITIONS	-	NRC	CEB
A	02/22/15	REVISIONS PER MEETING WITH TOWN PLANNER	-	CEB	CEB

SITE GRADING & DRAINAGE PLAN

TURNER
SELF STORAGE FACILITY
PARCEL 26-12, U.S. ROUTE 7
MILTON, VERMONT

PREPARED FOR:
ARMAND TURNER, JR
P.O. BOX 665, MILTON, VT. 05468

SCALE: 1" = 40' MARCH 14, 2014

Surveying • Engineering • Land Planning • Permitting • Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

FILE: 6985POOC.dwg PROJ. NO. 698.00 SHEET NO. 3 OF 7

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8-1-1



NRCS SOILS LEGEND:

U.S.D.A., N.R.C.S.
SOIL BOUNDARY

Ada ADAMS & WINDSOR LOAMY SAND
0 TO 5% SLOPES

HnA HINESBURG FINE SANDY LOAM
0 TO 3% SLOPES

SOURCE: USDA NRCS WEB SOIL SURVEY

DRAINAGE OUTFALL

INTERIOR AISLE GRADING

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY BOUNDARY
- PROPERTY LINE
- EXISTING LOT LINE
- BUILDING SETBACK LINE
- ZONING BOUNDARY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- OVERHEAD UTILITIES
- WATER LINE TO WELL
- 300' 5' CONTOUR INTERVAL
- 300' 1' CONTOUR INTERVAL
- DCS SOLI LINE
- WELL ISOLATION SHIELD

PROPOSED FEATURES

- 1 FT. CONTOUR
- 5 FT. CONTOUR
- SPOT ELEVATION
- SPOT ELEVATION AT CURB
- STORM WATER DRAINAGE
- IRON EASEMENT
- EDGE OF PAVEMENT
- WATER LINE FROM WELL
- UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- SURFACE WATER FLOW
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- NUMBER OF PARKING SPACES
- STONE CHECK DAM TO BE REACHED
- LIMITS OF CLEARING
- SCALE

EXISTING FEATURES (continued)

- H26450000 TAX MAP AND LOT NUMBER
- GRANITE BOUND FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- SURVEY POINT
- TREE LINE
- TREES
- UTILITY POLE AND GUY WIRE
- NO CORNER NUMBER
- LIGHT
- SINGLE POST SIGN
- BUILDING

PROPOSED FEATURES (continued)

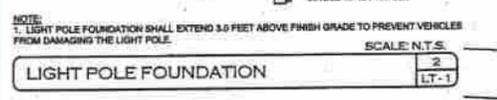
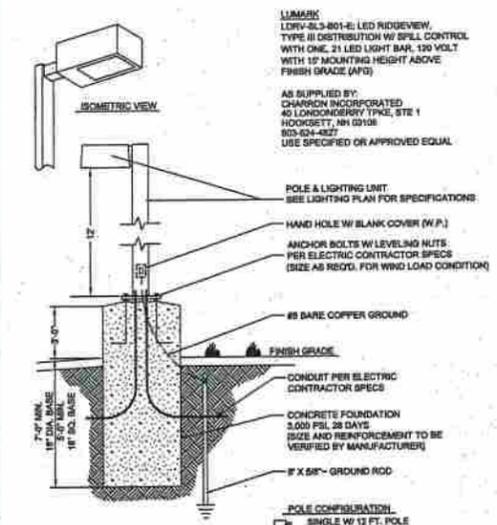
- SITE LIGHT
- IRON PIN (TIS)
- GRANITE BOUND (TIS)
- HANDICAP PARKING STALL
- EXTERIOR BENCH
- LEACH FIELD AREA
- STOP SIGN & STREET SIGN
- PROPOSED BUILDING

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
LT-1	70	W1	SINGLE	XTOR12A, 8' APZ
LT-1	3	D1	SINGLE	LUMV-SL3-801-E/ 15' APZ

LUMINAIRE SCHEDULE

Symbol	Qty	Label	Arrangement	Description
LT-1	70	W1	SINGLE	XTOR12A, 8' APZ
LT-1	3	D1	SINGLE	LUMV-SL3-801-E/ 15' APZ

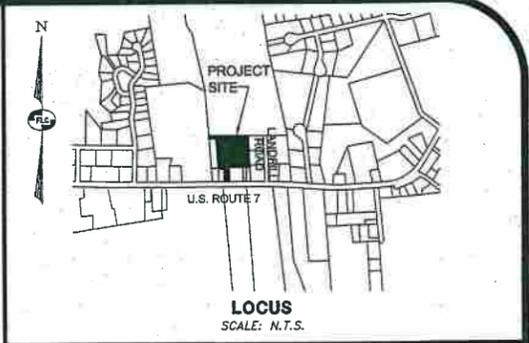
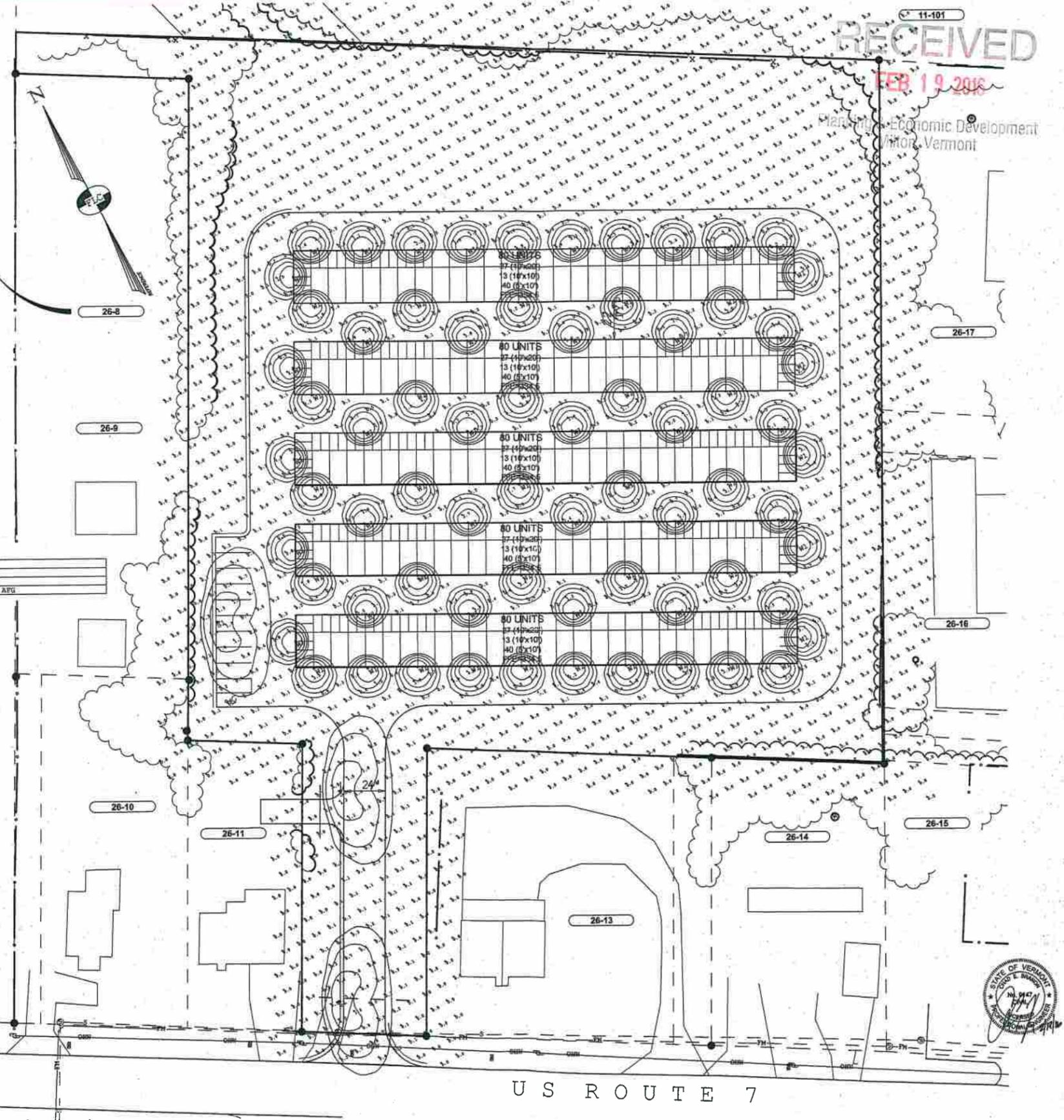


CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

DIGSAFE.COM

OR DIAL 8-1-1

811



DESCRIPTION

The Ridgeview™ LED area roadway luminaire is the compact, efficient, economical approach to LED area lighting. A pure blend of traditional form and LED efficiency, Ridgeview provides functional, low-profile design with excellent operating performance. Patented modular LightBAR™ technology delivers uniform and even omnidirectional illumination for parking lots and perimeter security lighting applications.

DIMENSIONS (SITE)

1 - 4 LightBARs
Solid State LED
AREA LUMINAIRE

LUMARK®

RV LED RIDGEVIEW AREA/ROADWAY

Number of LightBARs	Power (Watts)	Current @ 120V (A)	Current @ 277V (A)	T1	T2	T3	T4	SL2	SL3
CP	27	0.23	0.13	1.865	1.856	1.795	1.841	1.829	1.806
CD	14	0.46	0.21	0.943	0.928	0.948	0.955	0.926	0.901
CE	7	0.92	0.42	0.471	0.464	0.474	0.478	0.463	0.450
CF	10	0.68	0.32	0.628	0.620	0.632	0.634	0.624	0.610

POLE LIGHT SPECIFICATIONS

DESCRIPTION

The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with superior light, energy efficient LEDs. The new profile, rugged die-cast aluminum construction, universal back base, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour luminaire an outstanding choice for municipalities, commercial and residential applications. The Crosstour wall luminaire is ideal for municipalities, commercial and residential applications including parking lots, parking garages, site lighting, and low level perimeter illumination including plantings. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, streets and loading docks.

DIMENSIONS

XTOR CROSSTOUR LED

APPLICATIONS: WALL / SURFACE MOUNT / BOLLARD / LOW LEVEL FLOODLIGHT / INVERTED SITE LIGHTING

BUILDING LIGHT SPECIFICATIONS

GRAPHIC SCALES

IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	02/15/16	REVISIONS PER TOWN DEPT. REVIEWS	---	NRC	CEB
B	11/17/15	REVISIONS PER DRG CONDITIONS	---	NRC	CEB
A	02/22/15	REVISIONS PER MEETING WITH TOWN PLANNER	---	CEB	CEB

SITE LIGHTING PLAN

TURNER SELF STORAGE FACILITY

PARCEL 26-12, U.S. ROUTE 7 MILTON, VERMONT

PREPARED FOR:

ARMAND TURNER, JR

P.O. BOX 665, MILTON, VT. 05468

SCALE: 1" = 30' **MARCH 14, 2014**

Surveying + Engineering + Land Planning + Permitting + Septic Designs

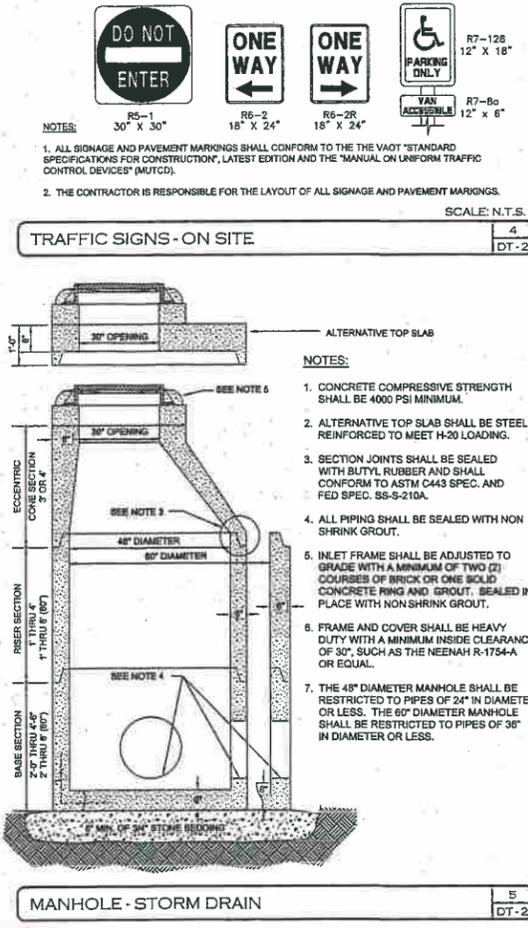
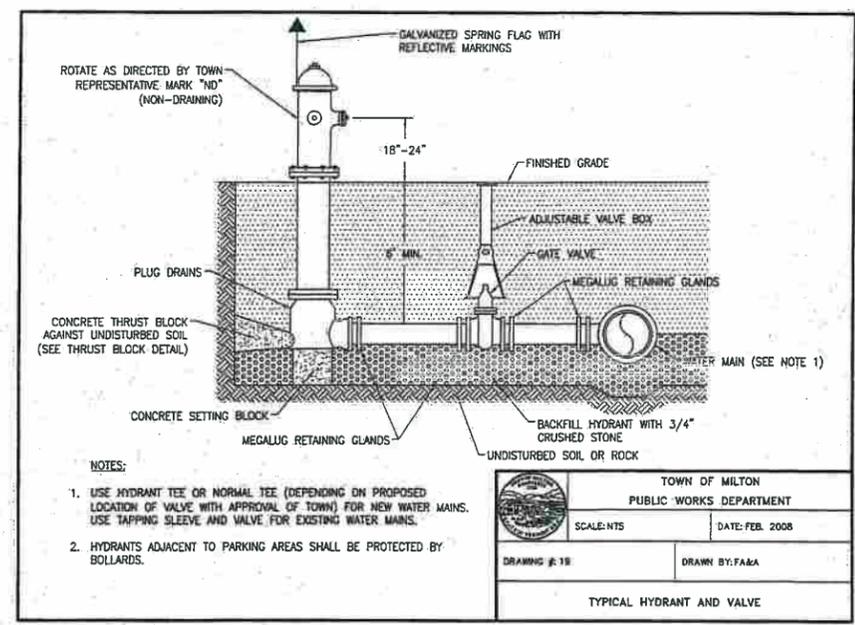
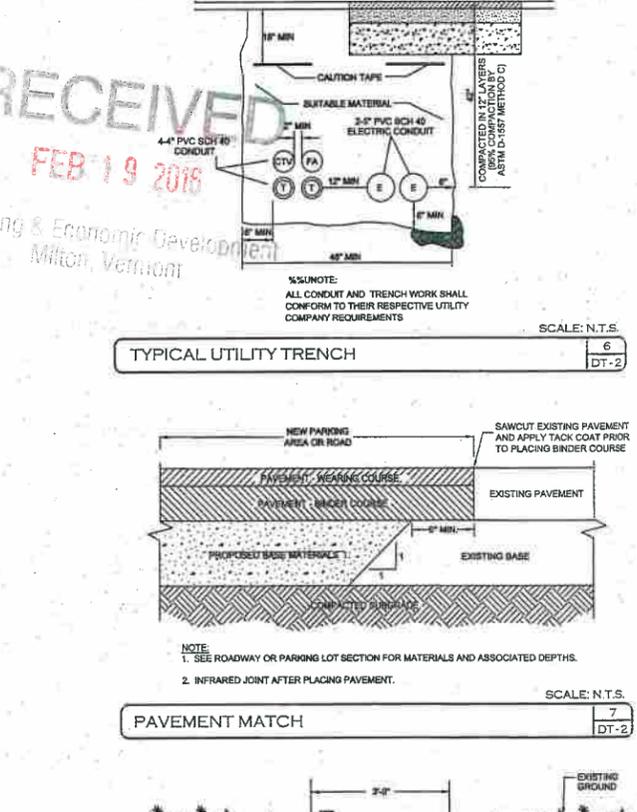
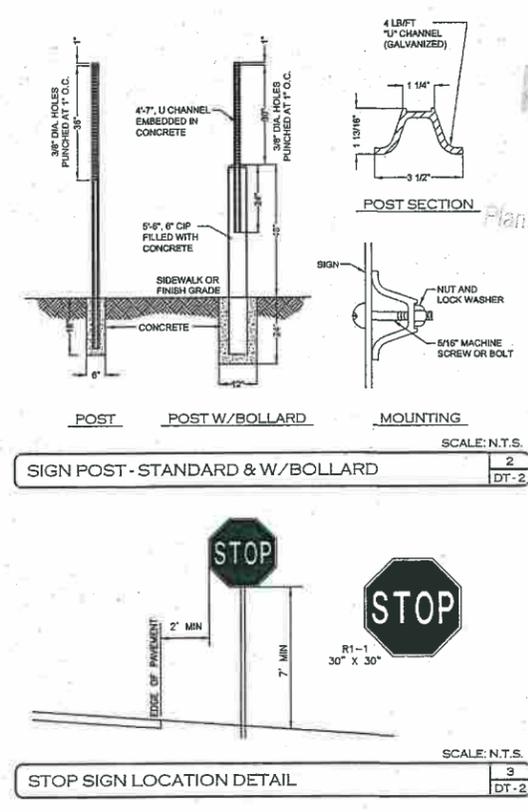
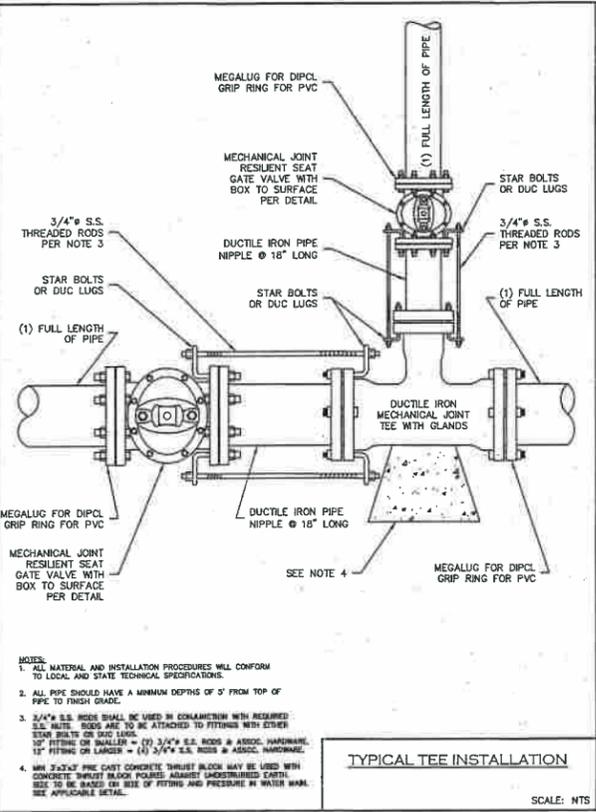
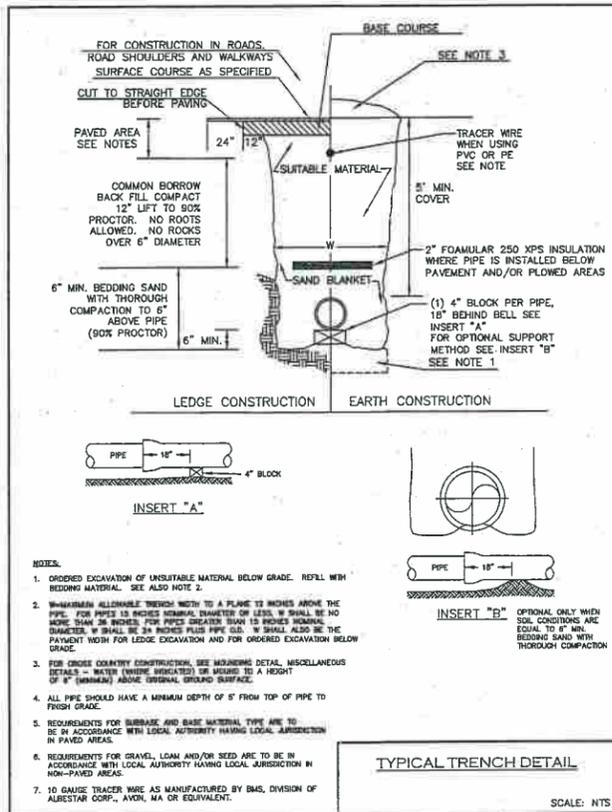
FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055

Phone: (603)-672-5456 Fax: (603)-413-5456

www.FieldstoneLandConsultants.com

FILE: 69BLTOOC.dwg PRJ. NO. 698.00 SHEET NO. 4 OF 7



RECEIVED FEB 19 2016 Planning & Economic Development Milton, Vermont

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION DIGSAFE.COM OR DIAL 8-1-1 811

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	02/15/16	REVISIONS PER TOWN DEPT. REVIEWS	-	NRC	CEB
B	12/17/15	REVISIONS PER DRB CONDITIONS	-	NRC	CEB
A	02/22/15	REVISIONS PER MEETING WITH TOWN PLANNER	-	CEB	CEB

CONSTRUCTION DETAILS

TURNER SELF STORAGE FACILITY

PARCEL 26-12, U.S. ROUTE 7 MILTON, VERMONT

PREPARED FOR: **ARMAND TURNER, JR**
P.O. BOX 665, MILTON, VT. 05468

SCALE: AS SHOWN MARCH 14, 2014

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603)-413-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

FILE: 688700C.dwg PROJ. NO. 683.00 SHEET NO. 6 OF 7

- INSTALL STONE CHECK DAMS AND SILTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES(S).
- CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE BURIED ON SITE AT THE LOCATIONS SHOWN. STUMPS SHALL BE COMPACTED AND ALL VOIDS FILLED WITH SUITABLE MATERIAL. COVER WITH 4" OF LOAM AND SEED PER THE EROSION CONTROL NOTES.
- REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
- ROUGH GRADE SITE - CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
- CONSTRUCT ACCESS DRIVEWAY AND INSTALL DRAINAGE PIPES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- PLACE STONE CHECK DAMS AROUND INLETS AROUND ALL STRUCTURES UNTIL ACCESS DRIVEWAY AND PARKING AREAS ARE STABLE AND ALL NON-PAVED DISTURBED AREAS HAVE A HEALTHY VEGETATIVE COVER. SILT SACKS MAY BE UTILIZED IN PLACE OF STONE CHECK DAMS ON CATCH BASINS.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING AND PREPARE FOR LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH ACCESS DRIVEWAY. PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF DRIVE AND PARKING AREA PAVING (SEE EROSION CONTROL NOTES).
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- STORMWATER FLOWS ARE NOT TO BE DIRECTED INTO THE STORMWATER BASINS UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

CONSTRUCTION SEQUENCE NOTES 1 DT-5

EROSION CONTROL (GENERAL CONSTRUCTION)

- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25-INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION.
- THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3 INCHES OF NON-ERODIBLE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL). UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.
- ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
- ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 4 INCHES OF COMBINED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	POUNDS / 1,000 SQUARE FEET
CREeping RED FESCUE	0.90 LBS
PERENNIAL RYEGRASS	1.15 LBS
KENTUCKY BLUEGRASS	0.98 LBS
REDTOP	0.12 LBS
APPLICATION RATE TOTALS 2.8 LBS PER 1,000 SF	

PERMANENT SEED (LAWN AREAS)	POUNDS / 1,000 SQUARE FEET
CREeping RED FESCUE	0.90 LBS
PERENNIAL RYEGRASS	1.15 LBS
KENTUCKY BLUEGRASS	0.98 LBS
REDTOP	0.12 LBS
APPLICATION RATE TOTALS 2.8 LBS PER 1,000 SF	

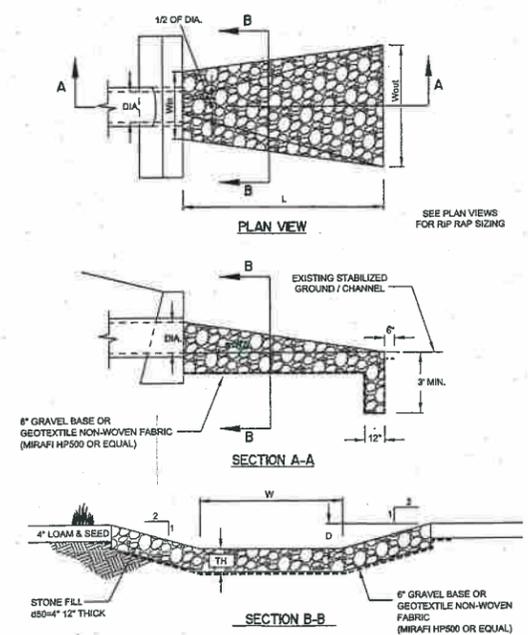
CAUTION SHOULD BE TAKEN WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIME SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.

- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
- A VIBRIOUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCULUM CHLORIDE.
- IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
- FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.

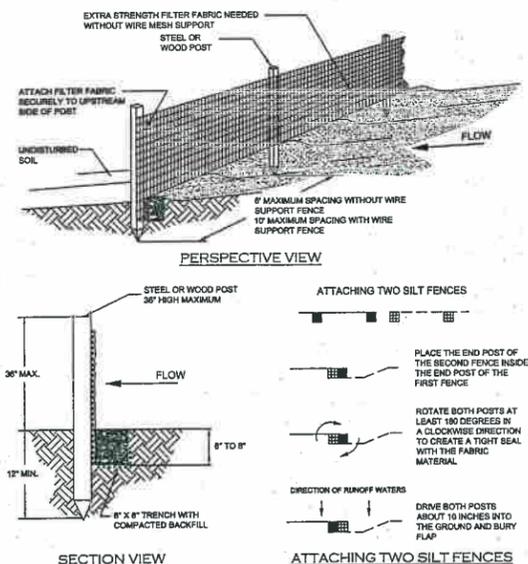
EROSION CONTROL (WINTER CONSTRUCTION)

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED METALLIC ELASTOMER. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH, UNCOMPLETED ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

EROSION CONTROL NOTES 2 DT-3

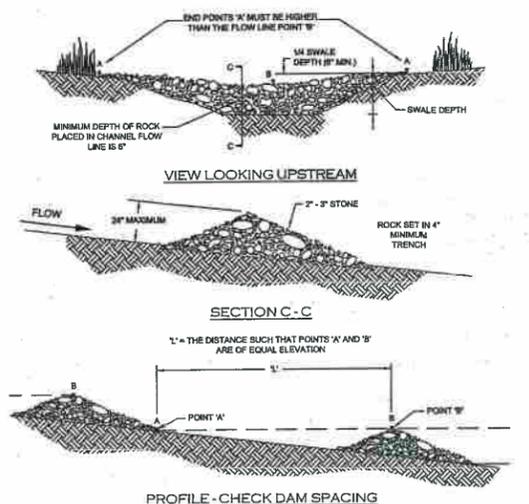


RIP-RAP OUTLET PROTECTION 3 DT-3



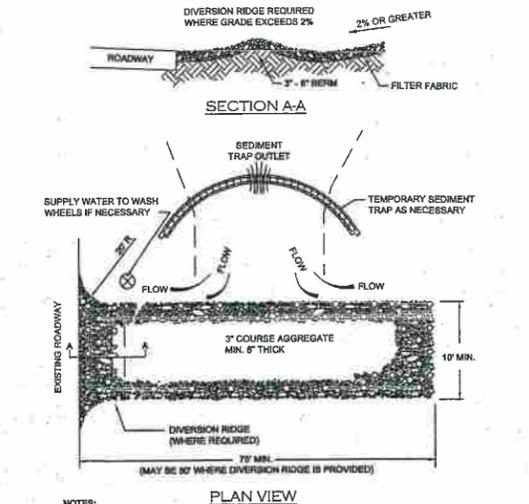
- NOTES:**
- SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
 - SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
 - IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
 - SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PLOWING AND ACCESS FOR MAINTENANCE.
 - THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILT FENCE 4 DT-3



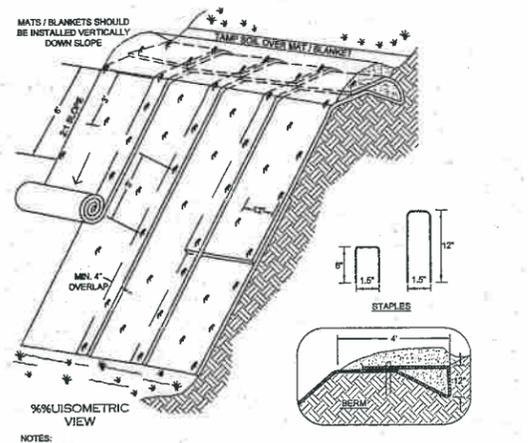
- NOTES:**
- STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
 - THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
 - STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
 - STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPSLOPE FACE IS RECOMMENDED FOR BETTER FILTERING.
 - WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18 INCHES TO PREVENT FLOW AROUND THE DAM.
 - STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

STONE CHECK DAM 5 DT-3



- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
 - THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
 - THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
 - THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
 - THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
 - THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
 - NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GRAVEL CONSTRUCTION EXIT 6 DT-3



- NOTES:**
- DIMENSIONS GIVEN IN THIS DETAIL ARE EXAMPLES; DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - INSTALL STRAWWOODCUT FIBER EROSION CONTROL MAT SUCH AS NORTH AMERICAN GREEN SC150 OR EQUAL ON ALL SLOPES EXCEEDING 3' HORIZ: 1' VERT.
 - THE EROSION CONTROL MATERIALS SHALL BE ANCHORED WITH 1/2" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAPLES WITH A MINIMUM TOP WIDTH OF 1 INCH AND LENGTH OF 7 INCH.
 - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 - APPLY LIME, FERTILIZER AND PERMANENT SEEDING BEFORE PLACING BLANKETS.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET AS SHOWN. ROLL THE BLANKETS DOWN THE SLOPE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURER'S STAPLE GUIDE FOR CORRECT STAPLE PATTERNS.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 - IN LOOSE SOIL CONDITIONS THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 8 INCHES MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
 - THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REPERFECTED, RESEEDED AND REMULCHED AS DIRECTED.

EROSION BLANKETS - SLOPE INSTALLATION 7 DT-3

RECEIVED
FEB 19 2016

Planning & Economic Development
Milton, Vermont



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	02/15/16	REVISIONS PER TOWN DEPT. REVIEWS	-	NRC	CEB
B	12/17/15	REVISIONS PER DRB CONDITIONS	-	NRC	CEB
A	02/22/15	REVISIONS PER MEETING WITH TOWN PLANNER	-	DR	CEB

EROSION CONTROL DETAILS
TURNER
SELF STORAGE FACILITY
PARCEL 26-12, U.S. ROUTE 7
MILTON, VERMONT
PREPARED FOR:
ARMAND TURNER, JR
P.O. BOX 665, MILTON, VT. 05468

SCALE: AS SHOWN MARCH 14, 2014

Surveying + Engineering + Land Planning + Permitting + Septic Designs



206 Elm Street, Milford, NH 03055
Phone: (603)-413-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com



TOWN OF MILTON
Planning & Economic Development Department
43 Bombardier Road
Milton, Vermont 05468-3205
802.893.1186
miltonvt.org

TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, March 24, 2016

Date of Review: 03/08/16

Department: Public Works

TAC Member: Roger Hunt

Site Plan Amendment - 345 North Road - HW Ventures, L.C., Owner/Georgia Mountain Maples, LLC, Applicant

No Comment.

Site Plan Amendment - 385-387 Route 7 South - Armand Turner, Jr., Owner/Applicant
See attached updated 02/04/16 review comments

Roger Hunt

From: Roger Hunt
Sent: Thursday, February 04, 2016 2:39 PM
To: Jacob Hemmerick (jhemmerick@town.milton.vt.us)
Cc: Donna Barlow Casey (dbarlowcasey@town.milton.vt.us); Dustin Keelty; Nathan Lavallee (nlavallee@town.milton.vt.us); Christian Poirier; Amanda Pitts; JCastle
Subject: FW: Turner Self Storage, 385-387 RT 7 South - Plan Review
Attachments: 2015.06.25_Notice of Decision_Route 7 South 385-387_RHComments

Jake,

Last week we received an allocation request accompanied by a set of plans for this project. The plans latest revision is dated 12/17/15. I am not sure if you have been provided with this set of plans. Since the project does not have potable water or a wastewater disposal system, allocation is not required. A water connection permit for the water main extension and fire hydrant will be required before initiating construction.

Since I had a set of plans, I reviewed them for compliance with the DRB Decision & Conditions of Approval and the Public Works Specifications since the last set of plans I reviewed did not have a water main & fire protection. I've attached the notice of decision with my comments. I will summarize below:

Condition 6. - Private Hydrant Maintenance Agreement: A private hydrant maintenance agreement shall be executed to the satisfaction of the Department of Public Works and be in place prior to the issuance of the Certificate of Occupancy . – **The applicants consultant has been provided a copy of our maintenance agreement template.** No communication has been received. Pending.

Condition 7. - Public Infrastructure Acceptance: All public infrastructure (including but not limited to the water main for the fire hydrant) shall be done realized in accordance with the general procedures for acceptance of public infrastructure according to Public Works Specification Section 1 1 0 . – **Surety needs to be established. The applicants engineer shall provide an estimate of probable construction costs for Town review to establish surety.** No estimate has been received.

Condition 8. - Town Water Permit: A Town water allocation/perm it shall be required prior to being eligible for a Zoning Permit. – **Allocation is not required, however a water connection permit will be required prior to construction.** Not needed until ready to construct.

Condition 9. - State Water/Wastewater Permit: A State water/wastewater permit shall be required prior to being eligible for a Zoning Permit. – **Since there is no potable water, and no wastewater disposal proposed for this lot, I am not sure a State WWW permit is required. A "Permit to Construct" from the Drinking Water and Groundwater Protection Division will most likely be required, however the applicant should determine the permits they require in consultation with the States Permit Specialist.** Has this been done?

Condition 10. - Associated Water/Wastewater: Any improvements proposed as part of this Site Plan application (on this site or within easements on adjacent sites) that would negatively impact existing water or wastewater systems or permits shall be am ended by their respective owners prior to being eligible for a

Zoning Permit; the Final Plans shall show the location of water and wastewater service for Lots 26-16, 11-101, or Lot 26-11. – **These are not shown on the plans.** Still not shown on the plans.

Condition 13. - Driveway Easement: The Final Plans shall show a driveway access easement at least 30 feet in width to benefit Lot 26-11 centered on and over the proposed driveway between the US Route 7 highway access and the rear driveway shown on Lot 26-11. – **This is not clear on the plans. There is a 12' "Side Yard" easement which may be the same.** Still not clarified. Did the applicants consultant provide a written response?

Condition 20. - State Highway Access Permit: The Applicant agreed to obtain a State Highway Access Permit prior to being eligible for a Zoning Permit, per ZR594. –

Condition 21. – **In future decisions, inspections are performed by the Town Engineer or their designee, not the Highway Superintendent. We no longer have a Highway Superintendent.**

Condition 30. - Developer Sidewalk Fund: The Applicant shall make a payment to the Developer Sidewalk Fund in lieu of installing the sidewalks on Landfill Road and U S Route 7; the amount shall be proposed by the Applicant's engineer and deemed sufficient by the Director of Public Works. – **See Condition 20 above! We should point out that it will probably be less expensive for the applicant to construct the sidewalk than what they would be required to contribute to the sidewalk fund.** Since the sidewalk is still not shown on the plan, I am assuming the applicant still wishes the Town to install the sidewalk.

Condition 33. - Stormwater Easement: The Applicant shall submit evidence of the a 70' right-of-way crossing the Town of Milton property as recorded in the Town of Milton Land Records. If the easement cannot be produced, a new Site Plan shall be submitted for review and approval. – **I have not seen any evidence of this easement. However, due to the unknown subsurface conditions at the retired landfill site, excavation and stormwater discharge is discouraged. The applicant should consider 100% on-site stormwater collection & treatment. Any discharge or disturbance of the Town's retired landfill property will be at the applicants risk. WE SHOULD SEAK A LEGAL OPINION OF OUR LIABILITIES IF THE DISTURBANCE OF THE RETIRED LANDFILL CAUSES ENVIRONMENTAL ISSUES.** This situation needs to be clarified.

Condition 34. - Stormwater Discharge: The Final Plans shall show the final discharge point for the existing CPP. – **Not shown.**

Condition 41. - Fire Hydrant Approval & Location: The Fire Department shall approve the locations of all fire hydrants; for non-residential buildings, a fire hydrant shall be located within 500 ft. of each point of entry; the hydrant shall be located adjacent to the north-east corner of the main gate off from Route 7; the hydrant shall be located within the gated enclosure. – **The hydrant is not in the specified location.** The hydrant is still shown in the wrong location. Is the FD ok with this location.

Condition 45. - State Project Review: The Applicant agreed to obtain a Project Review Sheet from the Permit Specialist in the District 4 Regional Office of the Agency of Natural Resources, provide a copy to the Town, and obtain all required State permits and approvals. – **Have they done this yet?** Has this been done?

Condition 49. Legal Documents: "The Applicant shall provide the purported stormwater easement duly recorded in the Town of Milton Land Records across Lot 1 1 - 1 0 1 (owned by the Town of Milton) for review by the Town's Attorney to ensure that the proposal is consistent with the easement's language. Unless otherwise exempted , if the stormwater proposal would require the Town of Milton to obtain or revise a stormwater permit for Lot 1 1 - 1 0 1 , all cost and labor shall be borne by the applicant. – **See Condition 33.**

Plan Review

- The fire hydrant is not in the location specified by the DRB conditions. Perhaps Chris is OK with the new location? FD?
- Gate valves need to be installed on the 8" water main at the two capped locations and where the main exits the public right of way and enters the private easement. OK
- We should show the sidewalk on the plans, even if others will construct. This would just be along the RT 7 frontage. Not shown.
- On sheet 6, the Typical Trench Detail shall show insulation where the water main is buried under traveled or plowed areas. Especially since this is a static water main connection. Corrected.

Sorry to be so long winded. Please feel free to follow up with questions or comments.

Roger F. Hunt, Director
Town of Milton
Public Works Department



TOWN OF MILTON
Planning & Economic Development Department
43 Bombardier Road
Milton, Vermont 05468-3205
802.893.1186
miltonvt.org

RECEIVED

MAR - 7 2016

RECREATION DEPARTMENT
MILTON, VERMONT

TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, March 24, 2016

Date of Review: 3-1-16

Department: Recreation

TAC Member: Byron Ducheneau

Site Plan Amendment - 345 North Road - HW Ventures, L.C., Owner/Georgia Mountain Maples, LLC, Applicant

- No comments

Site Plan Amendment - 385-387 Route 7 South - Armand Turner, Jr., Owner/Applicant

- No comments



TOWN OF MILTON
Planning & Economic Development Department
43 Bombardier Road
Milton, Vermont 05468-3205
802.893.1186
miltonvt.org

TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, March 24, 2016

Date of Review: 03-02-16

Department: Police

TAC Member: Bret Van Noort

Site Plan Amendment - 345 North Road - HW Ventures, L.C., Owner/Georgia Mountain Maples, LLC, Applicant

NO COMMENTS or CONCERNS.

Site Plan Amendment - 385-387 Route 7 South - Armand Turner, Jr., Owner/Applicant

IF This is Allowed under current Zoning Regs, I would recommend outside lighting, the entire area fenced in and outdoor cameras.



TOWN OF MILTON
Planning & Economic Development Department
43 Bombardier Road
Milton, Vermont 05468-3205
802.893.1186
miltonvt.org

TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, March 24, 2016

Date of Review: 3/8/16

Department: School

TAC Member: Ann Bradshaw

Site Plan Amendment - 345 North Road - HW Ventures, L.C., Owner/Georgia Mountain Maples, LLC, Applicant

no comments

Site Plan Amendment - 385-387 Route 7 South - Armand Turner, Jr., Owner/Applicant

no comments

JCastle

From: Chris Poirier [cp.poirier@comcast.net]
Sent: Wednesday, March 16, 2016 2:49 PM
To: JCastle
Subject: FD Review
Attachments: NFPA 1 Section 18 Fire Dept. Access Roads.pdf; Fire Dept. Review H.W. Ventures, Georgia Mt. Maple 345 North Rd.doc

Hi Jeff, Attached is the review for 345 North Road. Also the removal of the secondary egress for the Armand Turner Application (385-387 Route 7 South) will not negatively affect fire protection for the site.

Chris Poirier

JCastle

From: Christian Poirier
Sent: Monday, February 08, 2016 5:04 PM
To: Jacob Hemmerick; JCastle
Subject: Armand Turner Self Storage

Hi Jake, Just to recap our conversation on Friday, February 5 concerning the application for Armand Turner Self Storage 385-387 Route 7 South. The Fire Department is comfortable with the relocation of the hydrant on the plans dated 12/17/2015. In regard to access for emergency vehicles around the outer-loop of the structures. I do still have some concerns on whether our vehicles can safely negotiate the tight corners around the structures. If the applicant intends to maintain the current plan. I asked that prior to zoning administrator issuing the final CO that the fire department has the opportunity access the property, to determine if apparatus can safely negotiate the outer-loop around the structures. If at that point our apparatus is unable to safely do so, the applicant will have to make the necessary changes to meet the needs of the fire department. Without the ability for safe access to and within the property the fire department will not be able to provide fire protection.

Chris Poirier
Assistant Chief
Milton Fire Department



TOWN OF MILTON, VERMONT 05468-3205

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
43 BOMBARDIER ROAD • 802-893-1186 • FAX: 893-1005

June 26, 2015

Armand W. Turner Jr.
385-387 Route 7 South
Milton, VT 05468

NOTICE OF DECISION for- 385-387 Route 7 South - Site Plan.

Dear Mr. Turner:

At their meeting on June 25, 2015, the Milton Development Review Board (DRB) **approved** your Site Plan for a proposed Public Warehousing (self-storage) facility, described as SPAN# 13730, Tax Map 26, Parcel 12. The DRB's Notice of Decision is enclosed for your records. **This approval is subject to the conditions beginning on page 12 of the Notice of Decision.** If you have any questions, please contact the Department of Planning & Economic Development at 893-1186.

Sincerely,

Carol Barrows
Planning Assistant

CC: Chad Branon, Clifford Perry, Horace Clark, Gisela Alpert, Stuart King, and David Sarven.

30 Day Appeal Information:

An "interested person", who has participated in this proceeding, may appeal this decision to the Vermont Superior Court Environmental Division within 30 days of the date the enclosed decision was signed. Participation shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. See V.S.A. Title 24, Chapter 117, Section 4465b for clarification on who qualifies as an "interested person".

Notice of the Appeal, along with applicable fees, should be sent by certified mail to the Vermont Environmental Court. A copy of the notice of appeal should also be mailed to the Town of Milton Planning & Zoning Office at 43 Bombardier Road, Milton, VT 05468. Please contact the VT Superior Court Environmental Division, 32 Cherry Street, 2nd Floor, Suite 302, Burlington, VT 05401, 802-951-1740, for more information on the filing requirements and fees.

TOWN OF MILTON DEVELOPMENT REVIEW BOARD

Planning & Economic Development Department
43 Bombardier Road
Milton, Vermont 05468-3205
www.miltonvt.org
(802) 893-1186



NOTICE OF DECISION

Site Plan for Public Warehousing, DRB Case 2015-09
385-387 Route 7 South
Armand W. Turner Jr.

INTRODUCTION AND PROCEDURAL HISTORY

Applicant: This matter came before the Milton Development Review Board (DRB) on the application of Armand W. Turner, Jr. referred to hereafter as the "Applicant".

Application: The Applicant requested Site Plan approval to construct a 5-building, 400-unit (43,500 square foot) public warehousing facility located at 385-387 Route 7 South described as School Parcel Account Number 13730, Tax Map 26, Parcel 12. Site Plan applications were submitted on September 23, 2014 and February 23, 2015. (The question of a duplicate application submission is addressed by this Decision.) The first application was submitted by Armand Turner Jr. in person on September 23, 2014 and signed by the Applicant on September 23, 2014. The second application was submitted by Bonnie Turner on February 23, 2015 and signed by the Applicant on February 23, 2015. The Application of February 23, 2015 was deemed complete by Staff shortly thereafter. A copy of the application and all supporting exhibits are maintained in the application file and available for public inspection during Planning and Economic Development Department business hours.

Ownership: The site is owned by the Applicant, Armand Turner Jr., and the Deed is recorded in the Town of Milton Land Records Volume 300, Page 330.

Jurisdiction: Land development is subject to the control of the Town of Milton pursuant, but not limited to, the following: the Vermont Planning and Development Act (Act); the Town of Milton Zoning Regulations (ZR); and the Town of Milton Subdivision Regulations (SR), effective June 28, 2010. Staff held that the application is subject to the Town of Milton Zoning Regulations effective January 5, 2015. The Applicant held that the application is subject to the Zoning Regulations effective August 25, 2014. (The jurisdictional question related to the duplicate application submission is addressed by this Decision.)

Public Notice of Hearing: Public Notice was issued by the Department of Planning and Economic Development for the hearing according to Vermont Statutes Annotated Chapter 24 §4464. Adjoining property owners notified include: Christine Turner, Lucy Pells, Timberlake Associates LLP, Clifford Perry, Horace & Ann Clark, Bradley Weed, David Sarven, Chili Pepper Partnership LLC, and Malone Milton Properties LLC.

Hearing: The Application was considered by the Development Review Board (DRB) at a public hearing opened on April 9, 2015, recessed (or continued) to May 14, 2015 and closed on May 14, 2015.

DRB Participation: The DRB members who were present and participated at the hearing of April 9, 2015 were: Allen Lasell (Chair), Bruce Jenkins (Vice-Chair), Thomas Cole (Clerk), Clayton Forgan, and David Conley. The DRB members who were present and participated at the hearing of May 14, 2015 were Bruce Jenkins (Vice-Chair), Thomas Cole (Clerk), Clayton Forgan, and David Conley. At both hearings Clayton Forgan acknowledged that the Applicant is a friend, stated that he would remain impartial in the matter before the DRB, and asked if any DRB members objected to his participation. The DRB members present at both

hearings considered the matter and found that this would not be classified as an indirect conflict of interest for which participation would be in violation of the Town Charter (24 VSA §129-701(c)).

Applicant Representation: The Applicant was represented at the hearing by Armand Turner Jr. and Chad Bannon of Fieldstone Land Consultants, PLLC of New Hampshire.

Interested Persons: At the outset of the hearing, the DRB afforded those persons wishing to achieve status as an interested person an opportunity under 24 VSA §4465 to be sworn in and sign the hearing sheet. A record of the name and address of the persons seeking status as an Interested Person is maintained in the application file. The hearing sheet shows the following Interested Persons: Chad Brannon, Armand Turner Jr., Stuart King (representing the Town of Milton Selectboard), David Sarven, Clifford Perry, Horace Clark, and Gisela Alpert.

Application Exhibits: The following exhibits were submitted with the February 23, 2015 application and attached to the Staff Report:

- Traffic Analysis prepared by Chad Branon (undated)
- Landscaping Cost Estimate prepared by Nathan Chamberlin and dated September 30, 2014
- Turning Template Exhibit Plan by Fieldstone Land Consultants dated February 22, 2015 (Sheet 1 of 1)
- Site Layout & Utility Plan by Fieldstone Land Consultants last revised February 22, 2015 (Sheet 1 of 7)
- Site Landscaping Plan by Fieldstone Land Consultants last revised February 22, 2015 (Sheet 2 of 7)
- Site Grading & Drainage Plan by Fieldstone Land Consultants last revised February 22, 2015 (Sheet 3 of 7)
- Site Lighting Plan by Fieldstone Land Consultants last revised February 22, 2015 (Sheet 4 of 7)
- Construction Details by Fieldstone Land Consultants last revised February 22, 2015 (Sheet 5 of 7)
- Constructions Details by Fieldstone Land Consultants last revised February 22, 2015 (Sheet 6 of 7)
- Erosion Control Details by Fieldstone Land Consultants last revised February 22, 2015 (Sheet 7 of 7)
- Typical Self-Storage Unit Elevation & Layout Plan by Fieldstone Land Consultants dated February 24, 2015.

Hearing Exhibits: The exhibits listed below were displayed at both hearings. The Applicant holds that the items below were submitted with the September 23, 2014 application. These items left public custody when the Planning Staff returned to documents to the Applicant in person after several months of maintaining custody (of what Staff holds) was an incomplete application. With the exception of the first item listed below (which was submitted to the file at the April 9, 2015 hearing), the items below were re-submitted by the Applicant to the Planning Department on May 15, 2015 to supply record for the file of evidence presented at the hearings.

- The September 23, 2014 Site Plan Application form stamped "Received by the Town of Milton".
- Site Layout and Utility Plan by Fieldstone Land Consultants dated March 14, 2014 (Sheet 1 of 7)
- Site Landscaping Plan by Fieldstone Land Consultants dated March 14, 2014 (Sheet 2 of 7)
- Site Grading and Drainage Plan by Fieldstone Land Consultants dated March 14, 2014 (Sheet 3 of 7)
- Site Light Plan by Fieldstone Land Consultants dated March 14, 2014 (Sheet 4 of 7)
- Construction Details by Fieldstone Land Consultants dated March 14, 2014 (Sheet 5 of 7)
- Construction Details by Fieldstone Land Consultants dated March 14, 2014 (Sheet 6 of 7)
- Erosion Control Details by Fieldstone Land Consultants dated March 14, 2014 (Sheet 7 of 7)

The Applicant additionally displayed the following at both hearings, which was already on record in the file with the Planning Office.

- Town of Milton Receipt Slip for payment of the September 23, 2014, dated September 23, 2014.

At the hearing of April 9, 2015, Staff submitted the following with the Staff Report:

- VTrans B-71 Driveway Standards, Public Works Specifications Drawings 7&8, Fire Dept. TAC Review dated March 31, 2015, Police Dept. TAC Review dated March 20, 2015, School TAC Review dated March 20, 2015, and Public Works TAC Review dated March 30, 2015.

At the hearing of May 14, 2015 Staff submitted the following exhibits and appendices to a Memo responding to questions and accusations made at the hearing of April 9, 2014.

- A Memo to the DRB from Staff dated May 8, 2015
- Site Plan Application Form (listing application requirements)
- An e-mail from the Town Planner to Bonnie Turner, the Applicant's Spouse, directed to Armand Turner Jr. dated October 1, 2014, requesting the submission of a complete application.
- The DRB Staff Update of September 24, 2014 referencing the Application's progress.
- The DRB Staff Update of October 2, 2014 referencing the Application's progress.
- The DRB Staff Update of December 11, 2015 referencing the Application's progress.
- The DRB Staff Update of February 6, 2015 referencing the Application's progress.
- The DRB Staff update of February 20, 2015 referencing the Application's progress.
- The DRB Staff Update of March 6, 2015 referencing the Application's progress.
- The signed Site Plan Application Form of February 23, 2015
- The TAC Memo of Tuesday, March 17, 2015 considering the Application.
- Correspondence of March 20, 2015 between Staff and the Engineer regarding Fire Dept. standards
- Target DRB Application Review Timeline highlighting the TAC Schedule.

All exhibits are maintained the application file for public inspection.

FINDINGS OF FACT AND CONCLUSIONS

Based upon testimony provided at the public hearing and the evidence submitted to the DRB, which are contained in the application file, the DRB finds, concludes and decides as follows:

1. **Location**: The site is located at 385-387 Route 7 South and shown on Milton's Tax Map 26 as Parcel 12. The corresponding School Parcel Account Number (SPAN) is 13730.
2. **Size/Area**: According to the evidence presented, the subject property is approximately 4.03 acres or 175,369 square feet. The Assessor's Grand List records this property as approximately 3.75 acres.
3. **Zoning District**: The subject property is located within the Checkerberry (M4) Zoning District, described in Article II of the Zoning Regulations and depicted on the Town of Milton Zoning Map, last amended August 22, 2011, which is on record and display at the Municipal Offices and at www.miltonvt.org. ZR441 states, "The purpose of this district is to allow for a mix of residential, commercial, and limited industrial uses."
4. **Comprehensive Planning Area**: The site is also located within the Town Core Comprehensive Planning Area, as delineated in Map 2 of the 2013 Comprehensive Plan, and the Checkberry Sub-Area, as delineated in Figure 9.1 of the 2013 Comprehensive Plan (p.112).
5. **Existing Use**: The site mostly consists of an undeveloped field with some border vegetation.
6. **Surrounding Use**: The property to the north of this site is owned by the Town of Milton and contains a retired landfill as well as the Chittenden County Solid Waste District's Drop-off Facility. To the west are three lots containing three single family dwellings, as well as the Milton Mobile Home Park Cooperative (Milton's Tax Maps do not show this shared boundary with MMHPC, as shown on the application's plans, and the MMHPC did not receive notice of this application). To the south is an indoor recreation facility and a residential building (mislabeled as commercial on the plans) as well as a single family mobile home. The DRB finds that all adjacent uses shall be accurately labeled on the Final Plans. To the east, there are three commercial lots, one of which is vacant.
7. **Proposed Development & Use**: The Applicant seeks Site Plan approval to construct a 5-building, 400-unit (43,500 square foot) self storage facility, classified as a "public warehousing" use by Milton's Zoning

Regulations. ZR1010/ZR1110 defines "public warehousing" as, "A building used primarily for the storage of goods and materials and available to the general public for a fee." ZR442 lists the uses permitted in the M4 District. The proposed "public warehousing" use is listed as a permitted use by ZR442.17.

8. **Procedural & Jurisdictional Questions:** The DRB finds that the Applicant submitted signed applications on September 23, 2014 and February 23, 2015. The DRB finds that the application of September 23, 2014 was never deemed complete by the Town Planner. The DRB finds that the Town Planner deemed the February 23, 2015 application complete. Staff held that the application is subject to the Town of Milton Zoning Regulations effective January 5, 2015. The Applicant held that the application is subject to the Zoning Regulations effective August 25, 2014.

The DRB finds that the Applicant asserted the following:

- The September 23, 2014 application was willfully manipulated and delayed by the Town Planner due to a negative bias.
- The application was improperly deemed incomplete by the Town Planner in order to subject the application to a provision (Section 540) of the Zoning Regulations that was amended between August 2014 and January 2015, having a significant impact on the project (addressed below).
- That acceptance of payment of the application fee by the Town on February 23, 2014 is proof that the application was duly submitted.
- The Town was attempting prevent this project because it is for a use that would be subject to and restricted by the new Interim Zoning Bylaw.
- The Town Planner never communicated to the Applicant that the Application was incomplete.

The DRB finds that the Staff asserted the following:

- The September 23, 2014 application was deemed incomplete for failure to provide the required number of copies and elevations and was submitted with the understanding that the Applicant wanted the Town Planner to review the application for missing items.
- The application was vested for rights to review according to the Zoning Regulations with an effective date of January 5, 2015 according to the Zoning Regulations Section 803 (*Submission of Site Plans and Supporting Data*), DRB's Bylaws Article 8, Paragraph 9¹, and Vermont Law. Vermont Law states that "rights to review under existing regulations vest when a 'proper' application is filed" unless the Town has given notice of its intent to amend its Zoning Regulations (Vermont Supreme Court Decision *Smith v. Winhall* 140 VT 178,181-182 (1981)). In the case of the Zoning Regulations with an effective date of January 5, 2015, the most recent notice of intent to amend the standing bylaw was published in the *Milton Independent* on October 30, 2014.
- The payment of the application fee on September 23, 2014 (which was applied to the application of February 23, 2015) does not make an application complete or "proper", since payment of a fee is only one application requirements.
- There was no procedural manipulation, and the application was reviewed literally according to effective regulatory language.
- The application of February 23, 2015 was only submitted and completed by the Applicant as a result of the Town Planner's courteous outreach to notify the Applicant of the upcoming effective date of the Interim Zoning Bylaw, a Bylaw that is not applicable to the application, but would have been restricted by it had the application been completed after February 26, 2015.

¹ The DRB's Bylaws state, "To be considered for review at a specific meeting of the Board, a complete application must be delivered to the Board through the Planning Office. The Town Planner, or designee, shall determine if all application materials necessary have been submitted. When all application materials have been submitted, the Town Planner, at his/her discretion shall schedule the application at the next future regular Board meeting.

- The Applicant was notified on several occasions that the Applications was incomplete and told what steps should be taken to complete the application.

Based on the arguments above and evidence presented, the DRB finds that Staff accepted payment for the September 23, 2014 application and that there is no evidence that the Applicant received or understood communication from Staff that the application was incomplete. The DRB concludes that acceptance of payment by the Town on September 23, 2014 is a substantive basis to find that a proper application was submitted on September 23, 2014 to become vested for rights to review according to the August 25, 2014 Zoning Regulations under Vermont Law. However, for the purposes of this Decision, the DRB concludes that the Plans last revised on February 22, 2015 and February 24, 2015 shall be used as the basis for any revisions requested, instead of the Plans submitted with the September 23, 2014 application -- which did not undergo review by the DRB or Staff.

9. **Access:** Ingress and egress access were proposed from US Route 7, as well as egress (exit only) onto Landfill Road over an existing easement. Staff asserted that the proposed site egress to Landfill Road would require a Site Plan, Zoning Permit and Highway Access Permit for neighboring lot traversed pursuant to ZR130, ZR170, and ZR800-838, further stating that the owner of the traversed lot was not party to this application. Staff stated that the addition of impervious surface to install a driveway could impact the neighboring lot's dimensional conformity and long-term access potential. Staff recommended that the owner of the traversed property become party to the application and that the Applicant also submit Site Plans for the traversed lot to ensure that the new egress would not render the traversed lot non-conforming, or impair the neighboring owner's access to his or her property if the adjacent owner were to amend their Site Plan under existing standards. The Applicant countered that the addition of a drive would not change the impervious cover of the neighboring lot, that they have acquired the access easement over the neighboring lot, and that the proposal is consistent with a prior DRB approval for Lot 26-12. Staff stated that while an easement can be established between two private parties, Site Plan approval and highway access approval falls within the Town's jurisdiction. The DRB concluded that the proposed egress driveway (traversing the neighboring lot to the east and within a privately held easement) does not engage Site Plan review for the traversed lot nor involvement by the owner of that property to this Site Plan application, insomuch as the proposal is consistent with the easement language.
10. **Municipal Services/Utilities:** The site is located in Town water and wastewater service areas. No municipal water or sewer connections are proposed.
11. **Disclosed Restrictions or Covenants:** The plans depict several easements, both on the site and benefiting the site.
12. **Site Plan Classification:** The DRB finds that ZR170 states that Site Plan Review, according to ZR800, shall be fulfilled by all Applicants before a Zoning Permit is granted.
13. **Site Plan Review:** The DRB finds that ZR800 states that "Site Plan approval, granted in accordance with this Section by the Milton Development Review Board, shall be required before a Zoning Permit is issued for any USE in any district with the exception of SINGLE FAMILY DWELLINGS, DUPLEXES, and TRIPLEX – OWNER OCCUPIED on single lots, ACCESSORY residential STRUCTURES, and all agricultural USES."
14. **Plan Application Requirements:** The DRB finds that ZR803 lists application requirements, and ZR803.2 requires copies of any deed restrictions or covenants. Copies of easements on the site or benefiting the site were not provided, and staff requested submission of these documents at the hearing. The Applicant stated that the easements were not provided because they are not located on the lot and did not bring them to the hearing. The DRB finds that the plans show easements crossing Lots 11-101, 26-15, and 26-16 (benefiting

the site) as well as a 12' wide access easement to Lot 26-11 (on the site). The DRB concludes that all existing easements recorded in the Town of Milton Land Records benefiting the site, located on the site, or required by this Decision shall be submitted with the Final Plans for review by the Town Attorney for consistency with the proposal and Decision.

15. **Site Plan Conditions:** ZR802.1 states, "The DRB may impose appropriate conditions and safeguards to meet the standards of Site Plan Review."
16. **Site Plan Review Standards & Procedures:** ZR802.2(a) states that the DRB "may consider the following in its review of a Site Plan application":
 - Circulation Safety:** Maximum safety of vehicular and pedestrian circulation on site, between the site and adjacent roads and sidewalks, and between the site and adjacent land uses
 - Circulation, Parking, Loading Adequacy:** Adequacy of traffic circulation, parking, and loading facilities.
 - Transportation Impacts:** Impacts on capacity of roadways and other transportation facilities in the vicinity.
 - Landscaping, Screening, Lighting Adequacy:** Adequacy of landscaping, screening, and outdoor lighting.
 - Municipal Service Impact:** Impacts on the Town's ability to provide adequate sewer, water, fire, police, or other municipal services and facilities.
 - Suitability for Development:** Suitability of the site for the proposed scope of development, including due regard for the preservation of existing natural and historical resources.
 - Comprehensive Plan Consistency:** Consistency with the Comprehensive Plan.
17. **Zoning Relationship with the Plan:** The DRB finds that ZR802 prompts that the DRB evaluate the proposal's consistency with the Comprehensive Plan. Additionally, ZR100 states that the "The Regulations are designed to implement the purposes and policies set forth in the [Comprehensive Land Use Plan for the Town of Milton and the Vermont Municipal and Regional Planning and Development Act]."
18. **Town Core Checkerberry Planning Area:** The site is located in the Town Core Planning Area, which is divided into four sub-areas. The site is located in the Checkerberry sub-area as depicted in Figure 9.1 of the Plan. The DRB finds that the Plan has the following goals for the Checkerberry Sub Area:
 - 9.4.1. Require structures be placed close to the roads with parking areas on the side or rear of lots to improve aesthetics and enhance pedestrian connections.
 - 9.4.2. Encourage public green spaces and small parks throughout this planning area (such as neighborhood parks as recommended in the 2007-2027 Recreation Plan).
 - 9.4.3. Encourage mixed uses utilizing planned unit developments for uses such as multifamily residential, retail, offices, hotels, incubator spaces, and research and development facilities. Specifically encourage commercial and retail uses along property directly abutting Route 7 in the Checkerberry district.
 - 9.4.4. Promote a positive image and guidelines for enhancing the southern gateway into the Town of Milton.
 - 9.4.5. Promote the development of community activities for a range of ages.
 - 9.4.6. Evaluate the 2008 Route 7 Land Use Study's recommendation to properly plan land uses around the potential I-89 exit so that this area does not compete with the New Downtown

Staff further noted additional goals included in the Plan that they found to be relevant:

- 3.1.4: [. . .] attract high-value professional uses to the Town Core.
- 3.2.6: Target creative-economy industries to the Town Core as retailers and professional offices.
- 3.2.11: Better define the Town Core and create a sense of place unique to this area, using methods discussed by the Planning Commission through a 2012 input public session and the 2007 'Town Core Streetscape Accessibility and Design Study.'
- 3.5.1: Enhance pedestrian-friendly environments incorporating streetlights, street trees, signage, and public spaces and develop guidelines for these streetscape elements.

6.1.2: Continue to promote infill development within the appropriate locations within the Town Core in order to meet the demand for housing, establish a downtown and make use of the municipal services that are available.

7.1: Continue to work toward increased operation efficiency of Route 7 and continue to incorporate the following items into the strategy: support access management, promote parallel road systems, encourage alternative modes of transportation, provide traffic controls, establish new necessary rights-of-way, and require transportation improvements in the zoning regulations.

9.14.1: Make attractive transition zones available for other industries.

9.14.1.a: Develop transition zones along the Route 7 corridor to encourage development of businesses that are important to the economy but do not fit in downtown or in an industrial park.

9.14.1.c: Discourage a linear development pattern along the Route 7 corridor, and provide a minimum set of standards for road frontage appearance. The current pattern clashes with the need for an appealing gateway to the Town Core.

Staff asserted that this use, in this location, is not consistent with the *Comprehensive Plan* goals stated above, because the proposal: does not make use of existing municipal services; could preclude future high-value professional or retail services; does not include a mix of uses; is a transitional use that does not fit easily into downtown zone; does not enhance access management; does not enhance a pedestrian friendly environment or include elements of the 2007 Streetscape Study; and does not define the Town Core and create a sense of place or promote a positive gateway image. The Applicant contested Staff's interpretation and stated that the goals listed in the Plan are subject to broad and arbitrary interpretation; that the use would develop a long-time vacant lot to add to the tax base; that the use is often transitional until redeveloped; and that streetscape elements are not applicable as a rear lot with limited road frontage. The Applicant added that the use is permitted in the District. The Town of Milton Selectboard Vice-Chairman issued a statement issued by the Selectboard and read by the DRB Chair opposing the project and recommending denial based on inconsistency with the Comprehensive Plan. The DRB finds that while it may consider consistency with the Comprehensive Plan, the DRB is not obligated to do so.

19. **Number of Structures on Lots:** The DRB finds that ZR540 was amended in the January 5, 2015 Regulations to state that "There shall be only one PRINCIPAL STRUCTURE and its approved ACCESSORY STRUCTURES on a LOT." The August 25, 2014 regulations, however, stated "one PRINCIPAL STRUCTURE or USE." The DRB finds that PRINCIPAL STRUCTURE is defined by ZR1010 as, "A STRUCTURE having significant or primary USE and justifying its own utilization (such as a dwelling or office building) as contrasted to ACCESSORY STRUCTURES which are incidental or subordinate to primary STRUCTURES and do not alone justify their utilization (such as a tool shed or auto garage used in conjunction with a dwelling). Certain STRUCTURES may be either principal or ACCESSORY depending upon utilization, such as a parking garage as an ACCESSORY STRUCTURE to a high-rise apartment or as a PRINCIPAL STRUCTURE when operated commercially in a business area." The DRB finds that the proposal includes five principal structures of equal dimensions, and is therefore not in compliance with the January 2015 Zoning Regulations; however the DRB concluded above that the Application is subject to the August 2014 regulations, and therefore the standard that one principal use is met, thereby rendering the application of September 2014 compliant with ZR540.
20. **Height Restrictions:** ZR560 establishes a max height of 35'; however the M4 District allows a 3-story maximum. The Applicant proposes one-story structures, 12 foot, 1 inch in height, as depicted on the elevations dated February 24, 2015.
21. **Sewage Disposal & Water Service:** ZR570 requires adequate sewage disposal. The Applicant proposes no wastewater service. The Applicant proposes no water service. The Applicant stated that they are not planning to tie in to municipal water at this time. Staff noted that a fire hydrant is required to meet the regulations. The Applicant stated that they meet the distance standard. The DRB finds, however, that the

Fire Department stated in their comments that a fire hydrant shall be located within 500 ft. of each buildings' point of entry. The DRB finds that the fire hydrant shown at the corner of US Route 7 and Landfill Road is more than 1,000 feet from the farthest building access point. The DRB concludes that a fire hydrant meeting NFPA standards and as requested by the Fire Department shall be required and shown on the Final Plans. Because a hydrant is required, the DRB further concludes that a private hydrant maintenance agreement shall be executed to the satisfaction of the Department of Public Works prior to the issuance of a Certificate of Occupancy. Accordingly, The DRB concludes that the installation of the associated water service shall be done according to the general procedures for acceptance of public infrastructure according to Public Works Specification Section 110. The DRB concludes that a municipal water allocation/permit shall be required prior to being eligible for a Zoning Permit. The DRB concludes that a State water/wastewater permit shall be required prior to being eligible for a Zoning Permit. Finally, the DRB concludes that any improvements proposed as part of this Site Plan application (on this site or within easements on adjacent sites) that would impact existing water or wastewater permits shall be amended prior to being eligible for a Zoning Permit; the Final Plans shall show the location of water and wastewater service for Lots 26-16 and Lot 26-11.

22. **Roads and Drives:** ZR590 states, "All roads and drives shall conform to the requirements of this Section" and outlines standards for proposed public roads, private roads, and driveways. The DRB finds that a two-way driveway is proposed entering and exiting US Route 7 and a one-way egress is proposed traversing Lot 26-15.
23. **Driveway Specifications:** ZR593.2 states that driveways must be built to the DRIVEWAY specifications as defined in the Public Works Specifications (PWS). Public Works Specifications Section 1050 states, "The Vermont Agency of Transportation Standards for Driveway Design B-71 and the attached Drawings shall be the design standards for access onto all highways located within the Town unless otherwise noted in these regulations." PWS Drawing #8 "Typical Minimum Horizontal Separation Between Drives and Intersecting Sideroads" outlines Town specifications. The DRB finds that the US Route 7 access proposal is neither compliant with 125 feet minimum separation between driveways established by B-71 nor with the 40 feet minimum separation according to PWS#8. However, the US Route 7 proposal would be compliant if the neighboring parcel to the west (Lot 26-11) discontinued its US Route 7 highway access. Staff noted that the owners of Lot 26-11 are not signatory to this application, although the Plans show a 14' gravel drive extending onto the rear portion of Lot 26-11 from Lot 26-12's proposed US Route 7 driveway and highway access. The Applicant stated that this can be addressed by VTrans. The owner of Property 26-11 testified that they already have an access easement from US Route 7 over Lot 26-12 along their western property boundary. Staff stated that no driveway is shown within the 10-foot wide easement on the Plans. The DRB finds that an additional highway access adjacent to the site's driveway and within the 10-foot wide easement benefiting Lot 16-11 would not be consistent with the Town's driveway specifications and concludes that the Final Plans shall show a driveway access easement of at least 30 feet in width to benefit Lot 26-11 centered on and over the proposed US Route 7 between the proposed highway access and the rear driveway shown on Lot 26-11. The DRB further concludes that the Final Plans shall conform to the Public Works Specifications per ZR593.2. The DRB further concludes that the easement language shall be submitted with the Final Plans for review and approval by the Town's Attorney. The DRB further concludes that a Zoning Permit shall not be issued until a permanent access easement (granting access to Lot 26-11 over Lot 26-12) is accepted by the owner of Lot 26-11 and recorded in the Town of Milton Land Records (for access to the rear portion of the property). The DRB further concludes that a Certificate of Occupancy will not be issued for Lot 26-12 until the driveway is constructed to Town specification and the highway access from US Route 7 to the front of Lot 26-11 is removed. If relocation of the driveway to the rear of Lot 26-11 impacts their water/wastewater permit, refer to paragraph 21 above.
24. **Driveway Maintenance Agreement:** ZR593.6 states, "The USE of a SHARED DRIVEWAY shall require a legally executed agreement for the perpetual maintenance of the DRIVEWAY by future owners of lots within

the subdivision or for any lot utilizing the right-of-way for access regardless of whether said lot was created through the subdivision; a Homeowners Association must be established in order to ensure proper maintenance of the right-of-way in the future." The Applicant stated that this does not apply. Staff stated that the Applicant is proposing a shared driveway to provide access to Lot 26-11, which makes this requirement of the regulations applicable. The DRB finds that the shared driveway over Lot 26-12 and shared with 26-11 shall require a legally executed agreement, per ZR593, and that this agreement must be recorded prior to the issuance of a Zoning Permit.

25. **Driveway Location for Firefighting:** ZR593.7 states, "The private DRIVEWAY shall reach a point near the subject building where fire equipment and personnel can be positioned to effectively fight a fire without inordinate risk to their personnel and equipment. In general the horizontal distance from the fire equipment parking spot to the house shall be no farther than 100 feet and shall include an open corridor suitable in the Rescue Department's judgment to lay out equipment, to approach the subject building, to enter the building, and to fight a fire." The DRB concludes the Final Plan shall conform to all requirements listed in the Fire Department Review dated March 31, 2015, per ZR593.7.
26. **Local Highway Access Permit:** The Applicant agreed to obtain a Town Highway Access Permit prior to being eligible for a Zoning Permit, per ZR594. The DRB further concludes that the Turning Template exhibit shall be revised to show that vehicles drive forward on the right side of a 2-lane driveway, and all signage shall correspond to this American standard.
27. **State Highway Access Permit:** The Applicant agreed to obtain a State Highway Access Permit prior to being eligible for a Zoning Permit, per ZR594.
28. **Curb Cut Inspections:** The Applicant agreed to follow ZR59, which states, "before a Certificate of Compliance is granted by the Zoning Administrator under Section 910, all new curb cuts or amended curb cuts to an existing PUBLIC ROAD, or DRIVEWAYS on a future PUBLIC ROAD shall be inspected by the **Town Engineer or Highway Superintendent** to ensure compliance with the requirements of this Section."
29. **Temporary Structures and Construction Officers or Trailers:** The Applicant agreed to adhere to ZR560, which states, "During the period of construction, temporary STRUCTURES, construction offices, and construction trailers used in conjunction with construction work are permitted. Zoning Permits for such STRUCTURES shall be issued for a maximum six month period and may be renewed for an additional six months upon request."
30. **Landscaping:** ZR806 states that "the DRB shall determine the appropriateness of the proposed landscaping and screening. In considering a Site Plan application, the Development Review Board may require modifications to the proposed landscaping plans in order to more fully implement the purpose of this Section." Staff stated that the minimal planting plan does not adequately screen the proposed structures and use, and noted that ZR806.4 allows the DRB to require landscaping as a percentage of the total development cost. Staff recommended that the Applicant state the total land development cost and that the DRB require landscaping as a percentage of that cost. The Applicant did not state the total development cost, but stated that a lot of the landscaping is pre-existing. The Applicant also stated that they are putting up fencing as well. The DRB finds that the landscaping is not appropriate and concludes that the landscaping shall be revised to more effectively screen the site from adjacent properties and public right-of-ways on a year-round basis.
31. **Landscape Cost Estimate & Bond:** ZR806.3 requires bonding to ensure installation and survival of all proposed landscaping. The Applicant proposed \$12,400 in landscaping. The Applicant agreed to establish a landscaping surety to guarantee the completion of the approved landscaping and will be held to guarantee survival for a period of three years from installation. The surety must be established prior to the

issuance of a Zoning Permit, per Zoning Regulations Section 806.3 and the Town's Policy 98-02 on *Landscape Performance Bonds*. The surety shall correspond to any changes finalized with Staff, if additional landscaping that would increase the total amount is required

32. **Waste Management Screening:** ZR806.8 states, "Landscaping and/or fencing shall be provided to screen trash/garbage containers/dumpsters from view of adjoining properties and roads. Screening shall surround the trash/garbage containers/dumpsters on three sides." The DRB notes that no waste management receptacles are proposed and none shall be placed unless the Site Plan is amended and Zoning Permit obtained for a dumpster, an amenity that meets the definition of a structure according to Milton's Zoning Regulations.
33. **Parking Quantity:** According to ZR812.2, public warehousing requires 2 spaces for each 3 employees. The Applicant proposes 10 spaces, including one ADA space in compliance with ZR812.3. The Applicant stated that employees will work elsewhere. No office is proposed. The DRB concludes that the parking is adequate.
34. **Parking Surface:** ZR812.5 allows the DRB to require pavement. The Applicant stated that gravel is proposed. The DRB concludes that the Applicant shall provide a paved access driveway south of the first proposed building, as well as pavement up to and including marked parking spaces, per ZR812.5.
35. **Number of Driveways:** ZR813.2, states "Unless specifically approved by the Development Review Board, there shall be not more than one DRIVEWAY for each lot." The Applicant proposes two driveways. The DRB concludes that two driveways shown on the Plans improves site access and that the external loop and both driveways shall be constructed prior to the issuance of the first building's CO.
36. **Minimum Driveway Spacing:** ZR814.1 outlines spacing standards that Staff stated are not met. It states, "Minimum spacing between DRIVEWAYS on the same side of the STREET - For ARTERIAL STREETS, the minimum distance between DRIVEWAYS shall be **150 feet** for two-way DRIVEWAYS, where practical. Distances between one-way DRIVEWAYS shall be **75 feet**. If DRIVEWAYS are signalized, a minimum spacing of 500 feet shall be required. Minimum distance between DRIVEWAYS and opposite sides of the STREET - DRIVEWAYS should be in direct alignment. If direct alignment cannot be provided, a minimum separation of 150 feet between DRIVEWAYS is required." The Applicant stated that the plans are in compliance the standard. The DRB finds that the conditions concluded upon above that close the US Route 7 curb cut to Lot 26-11 ensures that there is 150 foot of spacing between the US Route 7 access and other drives.
37. **Minimum Internal Road/Driveway/Aisle Widths:** ZR814.3 requires 12 feet of width for one-way circulation and 24-feet for two-way traffic. The Applicant agreed that the Final Plans shall show where one-way signs will be placed on the site and the widths between the buildings' corner bollards, widths shall be in compliance with ZR814.3.
38. **Minimum Curb Return Radius:** ZR814.5 requires minimum turn radii of 20 feet. Staff stated that this standard is not met at the Landfill Road egress. The DRB finds that that there is a 10 foot and 15 foot turn radius at the Landfill Road curb cut. The Applicant stated that they are operating within their easement and they cannot enlarge it. The DRB finds that the Final Plan shall show all curb return radii in compliance with the minimum standards established by ZR814.5.
39. **Curb Cut Minimums:** ZR816.1 (b) states, "In the event that the Development Review Board finds that meeting the above requirement [816.1(a)] is impracticable, the Board may allow curb cuts onto such highways. Wherever possible, such curb cuts shall be not less than 300 feet from the intersection of a road or highway. Wherever possible, common access points and additional connections to adjacent properties,

roads and/or highways are encouraged." The DRB finds that the proposed US Route 7 access is more than 300 feet from Landfill Road. However, the Landfill Road egress is not more than 300 feet from US Route 7, and does not meet this standard. The Applicant agreed that the Final Plan shall show the egress along the northern easement across Lot 26-16 (shown on the Plans) in order to meet the spacing requirements of ZR816.1(b).

40. **Sidewalk Requirements/Specification:** ZR817.1 requires that sidewalks be installed along public streets. However, given the lengths of the sidewalks to be installed on US Route 7, Staff preferred that the Applicant pay into a fund to allow PW to build the sidewalks when doing the rest of the project. The Applicant agreed to make a payment to the Developer Sidewalk Fund in lieu of installing the sidewalks; the reasonable amount shall be proposed by the Applicant's engineer and deemed sufficient by the Director of Public Works.
41. **Sign Regulation Purpose & Applicability:** Signs are subject to permitting according to ZR830. No sign is shown as an existing feature on the plans and no sign is proposed. The DRB finds and concludes that a sign permit is required for business identification signs, and all signs shall be well-maintained in accordance with ZR830. That Applicant agreed to obtain a sign permit.
42. **Municipal Impact:** The Applicant agreed that the Final Plans shall account for all conditions proposed by the Technical Advisory Committee comments. The DRB concludes that the following conditions apply.
- The Final Plans shall correct the deed reference for Parcel 11-101.
 - The Applicant shall submit evidence of the a 70' right of way crossing the Town of Milton property recorded in the Town of Milton Land Records. If the easement cannot be produced, the Site Plan must be amended.
 - The Final Plans shall show the final discharge point for the existing CPP.
 - The Entrance Drive Note #7 shall show 18" instead of 12".
 - The Final Plans shall not reference New Hampshire Department of Transportation Standards.
 - The Applicant shall install security cameras to monitor the site's ingress and egress.
 - The roadways shall be constructed of a hard, all-weather surface designed to support the heaviest piece of fire apparatus likely to be operated on the roadway.
 - Roadways shall have a minimum clear width of 12 ft for each lane of travel, excluding shoulders and parking. Provisions shall be made for factors that could impinge on the minimum width, for example: draining, snow removal, bollards, parking, and utilities.
 - Turns shall be constructed with a minimum radius of 25 feet to the inside curb line and a minimum of 50 feet to the outside curb line; turning templates shall be provided for review, the template shall show the turn radius around the outside loop band between the buildings; the owner shall be responsible to maintain access for emergency vehicles at all times.
 - The Fire Department shall approve the locations of all fire hydrants; for non-residential buildings, a fire hydrant shall be located within 500 ft. of each point of entry; the hydrant shall be located adjacent to the north-east corner of the main gate off from Route 7; the hydrant shall be located within the gated enclosure; the Fire Department shall have the authority to require an access box to be installed in an accessible location where access to or within a structure or area is difficult because of security; access boxes shall be placed on both gates.
43. **Final Plan Submission:** The Applicant agreed to submit 3 full-sized (to scale) and 3 reduced (11 x 17) complete Final Plan sets depicting the requested changes. The revised plans must be deemed Final by the Town Planner prior to being eligible for a Zoning Permit from the Zoning Administrator. *The Applicant is advised to submit ONE full-sized (to scale) plan set for Staff review prior to submitting all the copies of the Final Plan sets.*

44. **Zoning Permit & Certificate of Compliance**: The Applicant agreed that a Zoning Permit is required and an associated Certificate of Compliance is required after construction is complete (and prior to occupation/use of the new structures).
45. **State Project Review**: The Applicant agreed to obtain a Project Review Sheet from the Permit Specialist in the District 4 Regional Office of the Agency of Natural Resources, provide a copy to the Town, and obtain all required State permits and approvals.
46. **Legal Review**: The Applicant agreed to submit associated legal instruments for all impacted lots for review and approval by the Town Attorney. Only instruments approved by the Town may be recorded in the Town of Milton Land Records. Additionally the DRB finds that the Applicant shall provide the purported stormwater easement duly recorded in the Town of Milton Land Records across Lot 11-101 (owned by the Town of Milton) for review by the Town's Attorney to ensure that the proposal is consistent with the easement's language. Unless otherwise exempted, if the stormwater proposal would require the Town of Milton to obtain or revise a stormwater permit for Lot 11-101, all cost and labor shall be borne by the applicant.
47. **Legal Escrow**: ZR1040 grants the Selectboard authority to prescribe fees with respect to the Regulations. The Selectboard has a duly adopted a fee schedule including a fee for legal review. The Applicant agreed to submit \$500 to cover the legal review of the deeds and any other required legal instruments by the Town Attorney. Any funds not expended on the legal review will be refunded to the Applicant.
48. **Concluding Review**: Unless otherwise stated or conditioned herein, the DRB finds that the standards of ZR802.2 are met.

DECISION & CONDITIONS OF APPROVAL

MOTION by Clayton Forgan, **SECOND** by Thomas Cole, to **APPROVE** the Site Plan approval for the construction of a 43,500 square foot, 400-unit self-storage facility, located at 385-387 Route 7 South and described as SPAN# 13730, Tax Map 26, Parcel 12, subject to the conditions proposed above, conditional upon the following items being addressed to the satisfaction of Staff:

1. **Amendment**: No changes, erasures, modifications, or revisions, other than those required by this Decision, shall be made on the Plat or Plans after approval unless a revised Plat and Plan is first submitted to the Department of Planning and Economic Development. In the event the subdivision plat is recorded without complying with this requirement, the Plat shall be considered null and void.
2. **Completion, Operation and Maintenance**: This proposal shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the Development Review Board and on file in the Department of Planning and Economic Development, and in accordance with the conditions of this approval.
3. **Use Labeling**: The Final Plans shall accurately label all adjacent uses.
4. **Easements**: All existing easements recorded in the Town of Milton Land Records benefiting the site, located on the site, or required by this Decision shall be submitted with the Final Plans for review by the Town Attorney for consistency with the proposal and Decision.
5. **Fire Hydrant**: The Final Plans shall show a hydrant meeting NFPA standards and as requested by the Fire Department.

6. **Private Hydrant Maintenance Agreement**: A private hydrant maintenance agreement shall be executed to the satisfaction of the Department of Public Works and be in place prior to the issuance of the Certificate of Occupancy.
7. **Public Infrastructure Acceptance**: All public infrastructure (including but not limited to the water main for the fire hydrant) shall be done realized in accordance with the general procedures for acceptance of public infrastructure according to Public Works Specification Section 110.
8. **Town Water Permit**: A Town water allocation/permit shall be required prior to being eligible for a Zoning Permit.
9. **State Water/Wastewater Permit**: A State water/wastewater permit shall be required prior to being eligible for a Zoning Permit.
10. **Associated Water/Wastewater**: Any improvements proposed as part of this Site Plan application (on this site or within easements on adjacent sites) that would negatively impact existing water or wastewater systems or permits shall be amended by their respective owners prior to being eligible for a Zoning Permit; the Final Plans shall show the location of water and wastewater service for Lots 26-16, 11-101, or Lot 26-11.
11. **Driveway Responsibility**: The responsibility for construction, maintenance and improvements shall fall entirely upon the owners and operators of each private drive.
12. **Driveway Specifications**: The Final Plans shall conform to the Public Works Specifications per ZR593.2.
13. **Driveway Easement**: The Final Plans shall show a driveway access easement at least 30 feet in width to benefit Lot 26-11 centered on and over the proposed driveway between the US Route 7 highway access and the rear driveway shown on Lot 26-11.
14. **Driveway Easement Recording**: A Zoning Permit shall not be issued until a permanent access easement (granting access to Lot 26-11 over Lot 26-12) is recorded in the Town of Milton Land Records (for access to the rear portion of the property).
15. **Driveway Construction and Closure**: A Certificate of Occupancy will not be issued for Lot 26-12 until the driveway is constructed to specification and the highway access from US Route 7 to the front of Lot 26-11 is removed.
16. **Driveway Maintenance Agreements**: The Applicant shall submit a driveway maintenance agreement with the Final Plan for legal review pursuant to ZR593.6; the maintenance agreement shall be a legally executed agreement to ensure the perpetual maintenance of the shared driveway by future owners of lots or for any lot utilizing the right-of-way for access and an association must be established in order to ensure proper maintenance of the right-of-way in the future. The maintenance agreement must be recorded in the Town of Milton Land Records prior to the issuance of a Zoning Permit.
17. **Fire Department Comments**: The DRB concludes the Final Plan shall conform to all requirements listed in the Fire Department Review dated March 31, 2015 and attached to this Decision, per ZR593.7.
18. **Town Highway Access Permit**: The Applicant agreed to obtain a Town Highway Access Permit prior to being eligible for a Zoning Permit, per ZR594.

19. **Turning Template**: The Final Plans shall be revised to show that vehicles drive forward on the right side of a 2-lane driveway, and all signage shall correspond to this American standard.
20. **State Highway Access Permit**: The Applicant agreed to obtain a State Highway Access Permit prior to being eligible for a Zoning Permit, per ZR594.
21. **Curb Cut Inspections**: ZR595 states that before a Certificate of Compliance is granted by the Zoning Administrator under Section 910, all new curb cuts or amended curb cuts to an existing PUBLIC ROAD, or DRIVEWAYS on a future PUBLIC ROAD shall be inspected by the Highway Superintendent to ensure compliance with the requirements of this Section
22. **Temporary Structures**: During the period of construction, temporary STRUCTURES, construction offices, and construction trailers used in conjunction with construction work are permitted. Zoning Permits for such STRUCTURES shall be issued for a maximum six month period and may be renewed for an additional six months upon request.
23. **Landscaping**: The Final Plan's landscaping shall be revised to effectively screen the site from adjacent properties and from the public right-of-way on a year-round basis; the final surety amount shall correspond to any changes required.
24. **Landscaping Surety**: The Applicant agreed to establish a landscaping surety to guarantee the completion of the approved landscaping shown on the Final Plans and will be held to guarantee survival for a period of three years from installation. The surety must be established prior to the issuance of a Zoning Permit, per Zoning Regulations Section 806.3 and the Town's Policy 98-02 on *Landscape Performance Bonds*.
25. **Pavement**: The Final Plans shall show a paved access driveway south of the first proposed building, as well as pavement up to and including marked parking spaces, per ZR812.5.
26. **Driveways**: The Final Plan shall show two driveways and the external loop and both driveways shall be constructed prior to the issuance of the first building's CO.
27. **One Way Signs and Widths**: The Final Plans shall show where one-way signs will be placed on the site and the widths between the buildings' corner bollards, widths shall be in compliance with ZR814.3.
28. **Curb Return Radii**: The Final Plan shall show all curb return radii in compliance with the minimum standard of ZR814.5.
29. **Egress to Landfill Road**: The Applicant agreed that the Final Plan shall show the egress along the northern easement across Lot 26-16 in order to meet the spacing requirements of ZR816.1(b).
30. **Developer Sidewalk Fund**: The Applicant shall make a payment to the Developer Sidewalk Fund in lieu of installing the sidewalks on Landfill Road and US Route 7; the amount shall be proposed by the Applicant's engineer and deemed sufficient by the Director of Public Works.
31. **Sign Permit**: A Sign Permit is required for business identification signs, and all signs shall be well-maintained in accordance with ZR830. The Final Plans shall show the location of the business sign in compliance with ZR830.
32. **Deed Reference**: The Final Plans shall correct the deed reference for Parcel 11-101.

33. **Stormwater Easement**: The Applicant shall submit evidence of the a 70' right-of-way crossing the Town of Milton property as recorded in the Town of Milton Land Records. If the easement cannot be produced, a new Site Plan shall be submitted for review and approval.
34. **Stormwater Discharge**: The Final Plans shall show the final discharge point for the existing CPP.
35. **Culvert**: The Final Plans shall show an 18" instead of 12" culvert in Note 7.
36. **Vermont Standards**: The Final Plans shall not reference New Hampshire Department of Transportation Standards and reference the correct jurisdictional standards.
37. **Security Cameras**: The Applicant shall install security cameras to monitor the site's ingress and egress and help prevent and solve criminal activity.
38. **Roadway Surfacing**: The roadways shall be constructed of a hard, all-weather surface designed to support the heaviest piece of fire apparatus likely to be operated on the roadway.
39. **Roadway Width**: Roadways shall have a minimum clear width of 12 ft for each lane of travel, excluding shoulders and parking. Provisions shall be made for factors that could impinge on the minimum width, for example: draining, snow removal, bollards, parking, and utilities.
40. **Turns**: Turns shall be constructed with a minimum radius of 25 feet to the inside curb line and a minimum of 50 feet to the outside curb line; turning templates shall be provided for review, the template shall show the turn radius around the outside loop band between the buildings; the owner shall be responsible to maintain access for emergency vehicles at all times.
41. **Fire Hydrant Approval & Location**: The Fire Department shall approve the locations of all fire hydrants; for non-residential buildings, a fire hydrant shall be located within 500 ft. of each point of entry; the hydrant shall be located adjacent to the north-east corner of the main gate off from Route 7; the hydrant shall be located within the gated enclosure.
42. **Access Box**: The Final Plans shall show Fire Department access boxes at both gates.
43. **Final Plan Submission**: The Applicant agreed to submit 3 full-sized (to scale) and 3 reduced (11 x 17) complete Final Plan sets depicting the requested changes. The revised plans must be deemed Final by the Town Planner prior to being eligible for a Zoning Permit from the Zoning Administrator. *The Applicant is advised to submit ONE full-sized (to scale) plan set for Staff review prior to submitting all the copies of the Final Plan sets.*
44. **Zoning Permit & Certificate of Occupancy**: The Applicant agreed that a Zoning Permit is required and an associated Certificate of Compliance/Occupancy is required after construction is complete (and prior to occupation/use of the new structures).
45. **State Project Review**: The Applicant agreed to obtain a Project Review Sheet from the Permit Specialist in the District 4 Regional Office of the Agency of Natural Resources, provide a copy to the Town, and obtain all required State permits and approvals.
49. **Legal Documents**: The Applicant shall submit associated legal instruments for all impacted lots for review and approval by the Town Attorney. Only instruments approved by the Town may be recorded in the Town of Milton Land Records. The Applicant shall provide the purported stormwater easement duly recorded in the Town of Milton Land Records across Lot 11-101 (owned by the Town of Milton) for review

by the Town's Attorney to ensure that the proposal is consistent with the easement's language. Unless otherwise exempted, if the stormwater proposal would require the Town of Milton to obtain or revise a stormwater permit for Lot 11-101, all cost and labor shall be borne by the applicant.

46. **Legal Escrow**: The Applicant agreed to submit \$500 to cover the legal review of the deeds and any other required legal instruments by the Town Attorney. Any funds not expended on the legal review will be refunded to the Applicant.

VOTE RECORD

Vacant, Chair	yea/nay/abstain/absent/recusal
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

MOTION TO APPROVE PASSED BY A VOTE OF:

YEA 4; NAY _____; ABSTAIN _____; ABSENT _____; RECUSAL _____

Vote taken in Deliberative Session on **May 28, 2015**

Written Decision signed and dated at Milton, Vermont, this 25th day of June, 2015

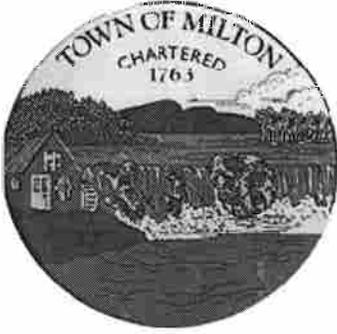
By Bruce Jenkins
Bruce Jenkins, Vice-Chair and Acting Chair
Milton Development Review Board

/jmh

Appeal Rights

An "interested person", who has participated in this proceeding, may appeal this decision to the Vermont Environmental Court within 30 days of the date the decision was signed. Participation shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. See V.S.A. Title 24, Chapter 117, Section 4465(b) for clarification on who qualifies as an "interested person".

Notice of the Appeal, along with applicable fees, should be sent by certified mail to the Vermont Environmental Court. A copy of the notice of appeal should also be mailed to the Town of Milton Planning & Zoning Office at 43 Bombardier Road, Milton, VT 05468. Please contact the VT Environmental Court, 2418 Airport Road, Suite 1, Barre, VT 05641-8701, 802-828-1660, for more information on the filing requirements and fees.



DEVELOPMENT REVIEW BOARD MEETING MINUTES

Meeting Type: **Regular Meeting**
Date: **Thursday, March 10, 2016**
Time: **7:00 p.m.**
Place: **Municipal Building Community Room**
Address: **47 Bombardier Road, Milton, Vermont 05468-3205**
Contact: **802.893.1186**
Website: **miltonvt.org**

1 **1. CALL TO ORDER**

2 The Chair called the meeting to order at 7:03 p.m.
3

4 **2. ATTENDANCE**

5 **Members Present:** Bruce Jenkins, Chair; David Conley, Vice-Chair; Henry Bonges, Clerk; Clayton Forgan

6 **Members Absent:** None

7 **Staff Present:** Jeff Castle, Town Planner

8 **Public Present:** None
9

10 **3. AGENDA REVIEW**

11 None.
12

13 **4. PUBLIC FORUM**

14 None.
15

16 **5. OLD HEARINGS**

17 None.
18

19 **6. NEW HEARINGS**

20 **6(A). Boundary Line Adjustment - 367 & 375 North Road - Kevin & Rosemary Hebert and Nancy**
21 **McLaughlin (Hepp) Owners and Applicants.**
22

23 The Chair read the following summary to open the hearing:
24

25 **Kevin & Rosemary Hebert, and Nancy McLaughlin (Hepp)/Owners & Applicants** are requesting **Boundary**
26 **Line Adjustment** approval to adjust the property boundaries between two adjacent lots located at **367 and 375**
27 **North Road** described as SPAN# 11532 and 12314 and Tax Map 15, Parcels 128 and 127. The adjustment
28 corrects an acreage error made on a previously recorded survey plat. The subject properties contain a total of
29 approximately 1.57 acres and are located within the "Agricultural/Rural Residential" (R5) Zoning District and
30 the "East Milton" Planning Area.
31

32 The Chair administered the Oath to Interested Persons. Representing the Applicants were Kevin & Rosemary
33 Hebert, hereafter referred to as "Applicant(s)." The Applicant gave a brief explanation of the history of the
34 proposal, explaining the error that had been made on the previously recorded plat.
35

36 In response to the following numbered items within the Staff Report:

- 37 1. The Chair felt that all proposed revisions to the Boundary Line Adjustment plat had already been
38 explained by the Applicant.
39 2. The Applicant agreed that all conditions of the prior Development Review Board (DRB) Boundary Line
40 Adjustment approval of November 27, 2014 are in full force and effect, except as further amended
41 herein.

3. The Applicant agreed that all elements of the plat marked Final on February 6, 2015 shall be included in the revised Final Plat, except as further amended herein.
4. The Applicant agreed that the Final Plat shall include a note stating, "No further subdivision shall occur on Lots 127 or 128 pursuant to the Zoning Regulations (ZR) Section 621(2) and the DRB's Boundary Line Adjustment Decision dated ____ (to be determined) ____."
5. The Applicant agreed that the Final Plat shall be revised to indicate lot numbers according to the prior approval.
6. The Chair asked if legal review of the deeds was necessary simply to correct one typographical error. Staff advised that if no other language was changed other than the erroneous acreage noted, Staff may be able to approve the deed without the need for review by the Town Attorney; however if there are other changes to the deeds they will likely need to be reviewed. The Clerk mentioned making this a conditional requirement, to be used if needed. The Applicants indicated this was satisfactory to them.
7. The Applicant agreed to submit draft deeds and any other required legal instruments for all impacted lots for review by Staff and/or the Town Attorney, as discussed previously, and that any requested revisions will be completed before recording of the Final plat. The Applicant further agreed that only instruments approved by the Town may be recorded in the Town of Milton Land Records.
8. The Applicant agreed to submit one paper of PDF version of the revised final Plat for approval by Staff prior to submitting the Final Plat, and to submit one full-sized (to scale) paper plat depicting any requested changes, to be maintained in the application file.
9. The Applicant agreed that the Final Survey Plat shall be in compliance with SR610 and submitted on 18" x 24" mylar, signed by the licensed surveyor and the DRB Chairman, and recorded in the Land Records within 180 days of the date of the DRB's final approval, per SR940.

MOTION by Conley to APPROVE the Boundary Line Adjustment of 367 & 375 North Road subject to the requested changes to the Plats and Deeds; SECOND by Forgan. UNANIMOUSLY APPROVED.

Hearing no further questions or comments, the Chair closed the Hearing.

7. OTHER BUSINESS

7(A). Staff Update

Staff updated the DRB on the implementation of the recently adopted Fee Schedule amendment, as well as new services being offered such as Pre-Application Consultations. The DRB briefly discussed the new Fee Schedule and questions were asked and answered.

Staff advised the DRB of upcoming Hearings and applications that are coming in, as well as the status of several projects that recently received DRB approval.

8. MINUTES

8(A). Minutes of February 24, 2016

MOTION by Bonges to APPROVE the Minutes of February 25, 2016 as written; SECOND by Forgan. Unanimously APPROVED.

9. DELIBERATIVE SESSION

MOTION by Conley to enter Deliberative Session at 7:37 p.m.; SECOND by Forgan. Unanimously APPROVED.

Decision(s) Signed:

9(A). Boundary Line Adjustment Application -- 901& 917 Lake Road -- Janet Dooley; Sharon Meroa and Leslie LaPointe , Owners/Applicants.

- 1 Bruce Jenkins, Chair yea/nay/abstain/absent/recusal
- 2 Dave Conley, Vice-Chair: yea/nay/abstain/absent/recusal
- 3 Henry Bonges, Clerk: yea/nay/abstain/absent/recusal
- 4 Clayton Forgan: yea/nay/abstain/absent/recusal

5
6 **9(B). Minor Conventional Subdivision Sketch Plan Application -- 165 Railroad Street -- Gordon LaFountain, Sr., Owner/Gordon LaFountain, Jr. & Jenna LaFountain, Applicants.**

- 8 Bruce Jenkins, Chair yea/nay/abstain/absent/recusal
- 9 Dave Conley, Vice-Chair: yea/nay/abstain/absent/recusal
- 10 Henry Bonges, Clerk: yea/nay/abstain/absent/recusal
- 11 Clayton Forgan: yea/nay/abstain/absent/recusal

12
13 **9(C). Minor Conventional Subdivision Sketch Plan, Variance & Boundary Line Adjustment Application -- 28-30 River Street -- 28-30 River Street, LLC & 32 River Street, LLC, Owners/William Harrington; John & Leah MacRae, Applicants.**

- 16 Bruce Jenkins, Chair yea/nay/abstain/absent/recusal
- 17 Dave Conley, Vice-Chair: yea/nay/abstain/absent/recusal
- 18 Henry Bonges, Clerk: yea/nay/abstain/absent/recusal
- 19 Clayton Forgan: yea/nay/abstain/absent/recusal

20
21 **9(D). Minor Conventional Subdivision Sketch Plan Application -- Poor Farm Road & Highland Avenue -- Poor Farm Acres, LLC, Owner & Applicant.**

- 23 Bruce Jenkins, Chair yea/nay/abstain/absent/recusal
- 24 Dave Conley, Vice-Chair: yea/nay/abstain/absent/recusal
- 25 Henry Bonges, Clerk: yea/nay/abstain/absent/recusal
- 26 Clayton Forgan: yea/nay/abstain/absent/recusal

27
28 MOTION by Conley to exit Deliberative Session at 8:00 p.m.; SECOND by Forgan. Motion CARRIED.

29
30 **10. ADJOURNED**

31 MOTION by Conley to adjourn at 8:01 p.m.; SECOND by Forgan. Motion CARRIED.

32
33 Minutes approved by the Commission this _____ day of _____, 2016.

34
35
36 _____
37 Bruce Jenkins, Chair /kt

38 Draft filed with the Town Clerk this _____ day of _____, 2016.

39
40 Filed with the Town Clerk this _____ day of _____, 2016.