



# PLANNING DIVISION

43 Bombardier Road • Milton, Vermont 05468-3205

(802) 893-1186

[miltonvt.org/planning](http://miltonvt.org/planning)

Monday - Friday 8 AM to 5 PM, Tuesday 9 AM to 5 PM (except holidays)

## DEVELOPMENT REVIEW BOARD STAFF REPORT

<b>Hearing Date:</b> September 8, 2016	
<b>Case No:</b> DRB 2016-30	
<b>Application(s):</b> Minor Conventional Subdivision	
<b>Application Received:</b> August 16, 2016	
<b>Application Deemed Complete:</b> May 12, 2015	
<b>Staff Report Finalized:</b> Friday, June 5, 2015	
<b>Applicant(s):</b> J&M Sand c/o Paul Jarvis 95 Paul Street, Suite 2E   Burlington, VT 05402 802.658.9411   pjarvismcarthur.com	<b>Owner(s):</b> Jenkins Family Trust and Joan Jenkin 297 McMullen Rd.   Milton, VT 05468 802.893.2387
<b>Engineer/License:</b> Krebs & Lansing Consulting Engineers Inc. Scott Homsted PE #7893 164 Main Street   Colchester, VT 05446 802.878.0375   scott.homsted@krebsslansing.com	<b>Surveyor/License:</b> David Tudhope, LS # 538 74 Cayuga Ct.   Burlington, VT 05408 802.862.9360   dtudhope@aol.com
<b>E-911/Postal Address:</b> 297 McMullen Rd.	
<b>Tax Map, Parcel(s):</b> 8, 4	
<b>School Parcel Account Number(s) (SPAN):</b> 396-123-11702	
<b>Deed(s):</b> Book 394, Page 19	
<b>Existing Size:</b> approx. 78 acres	
<b>Zoning District(s):</b> Agricultural Rural Residential "R5" and Flood Hazard "FH" Districts	
<b>Comprehensive Plan Planning Area/Sub-Area:</b> East Milton Planning Area	
<b>Location:</b> Corner lot at McMullen and East Roads	
<small>Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community</small>	

## INTRODUCTION

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**Noticed/Warned Summary of Proposal:** J&M Sand/Applicant & Jenkins Family Trust/Owner request **Sketch Plan** approval for a **Minor Conventional Subdivision** located at **297 McMullen Road**. The proposal would result in three (3) lots. An existing residence would remain on one lot, a second lot is proposed as a non-residential lot, and the third lot has no proposed use at this time. The property is described as SPAN number 11702, Tax Map 8, Parcel 4. The subject property contains approximately 78 acres and is located within the "Agricultural/Rural Residential" (R5) Zoning District and East Milton Planning Area.

**Comments:** Jacob Hemmerick, Planning Director, herein referred to as staff, has 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 arrive prepared by learning more about the Development Review hearing process and procedures at <http://miltonvt.org/government/boards/drb.html>.

## APPLICATION, JURISDICTION, NOTICE

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**Application:** This matter comes before the Town of Milton Development Review Board (DRB) for Minor Conventional Subdivision 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 J&M Sand, Inc. referred to hereafter as the "applicant".

**Applicant's Legal Interest in Land:** Contract to purchase.

**Applicant's Legal Formation:** J&M Sand is a corporation registered in the State of Vermont in 2008 and whose registered agent is Paul Jarvis of Burlington, Vermont.

**Landowner(s):** The property is owned by Jenkins Family Trust, Joan Jenkins Trustee. Joan Jenkins signatory to this application.

**Project Consultant(s):** Scott Homsted, Engineer (PE#78943) and David Tudhope, Surveyor (LS#583) are consultants for this project.

**Application Submission:** The application form was received by the Planning and Economic Development Department on August 1, 2016.

**General Jurisdiction:** General jurisdiction attaches because 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.

**Minor/Major Conventional Subdivision Sketch/Preliminary/Final Specific Jurisdiction:** Specific jurisdiction attached because SR130 states:

These subdivision regulations shall apply to all subdivisions of land, as defined herein, located within the Town of Milton. No land shall be subdivided within the Town of Milton until the subdivider shall obtain final approval of the proposed subdivision from the Development Review Board (DRB) and the final approved subdivision plat is recorded in the Milton Land Records.

**State Project Review:** The applicant has not obtained a State Project Review Sheet from the State of Vermont at this stage.

**Regulatory Waivers Requested:** No waivers are requested by the applicant.

**Application Completion:** The application was deemed complete by Jeff Castle, Town Planner.

**Warning/Notice of Hearing:** Public warning/notice was issued by the Department of Planning and Economic Development for the hearing according to Vermont Statutes Annotated Chapter 24 §4464. A list of adjoining property owners notified are maintained in the application's file.

**Hearing:** The Town Planner scheduled the hearing for September 8, 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. Staff recommends that the DRB require a site visit prior to the Final Minor Conventional Subdivision Plan hearing, if this application proceeds to the next stage.

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## EXHIBITS

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

- Exhibit 1: J&M Sand Lot Plan by David A. Tudhope, dated May 22, 2016
- Exhibit 2: Overall Plan: J&M Sand & Jenkins Family Trust, by Krebs and Lansing Consulting Engineers, dated July 27, 2016.

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

- Technical Advisory Committee (TAC) Police Review Sheet dated August 17, 2016;
- TAC Recreation Review Sheet dated August 23, 2016;

The following Departments did not submit review sheets:

- Highway Department;
- Water/Wastewater Department;
- School District; and
- Fire Department.

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## SITE, DISTRICT & AREA INFORMATION

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**Property Location:** The subject property is located at 297 McMullen Rd. and shown on Milton's Tax Map 8 as Parcel 4. The corresponding School Parcel Account Number (SPAN) is 396-123-11702.

**Size/Area:** According to the evidence presented, the subject parcel is approximately 78 acres. The Assessor's Grand List records this property as approximately 240 acres, which staff estimates includes parcels across the road. If this subdivision received final approval and the plat recorded, the assessor will update the Grand List to reflect this division.

**Area Controlled by Landowner:** 3,397,680 square feet.

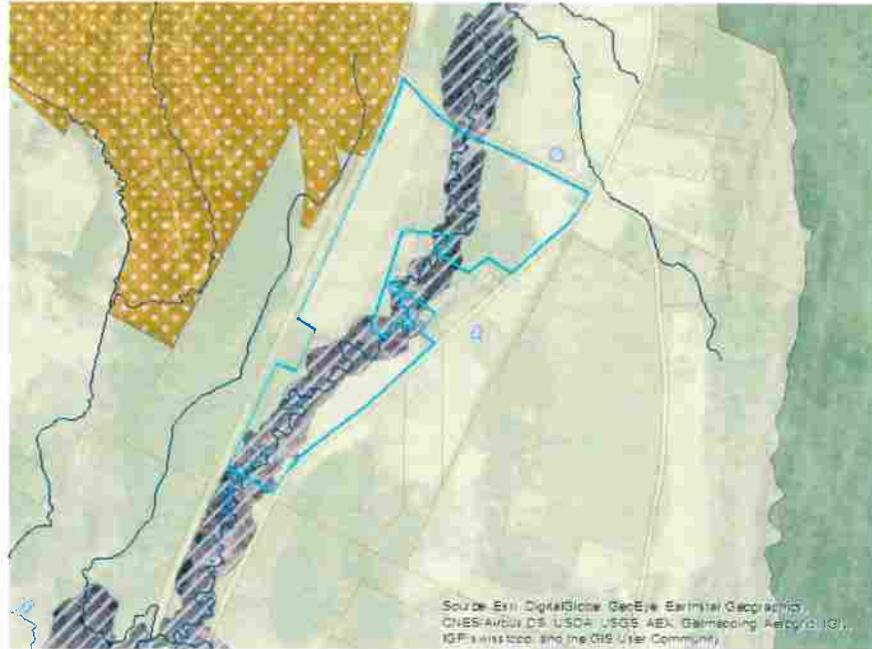
**Area Within Restrictive Easements/Right-of-Ways:** Restrictions include: a waterline easement to Dana Corp of 43,381 square feet (Vol. 322,116-118); and a driveway and utility easement to 235 McMullen Rd. of 20,720 square feet (Vol.322.116-118). Both easements cross the proposed Lot 2.

**Deed(s):** The property deed was recorded on August 26, 2010 in Book 394, Page 19 of the Town of Milton Land Records to Jenkins Family Trust, Grantee.

**Survey Status:** The application states that a recorded survey has never been filed in the Town of Milton Land records.

**Zoning District(s):** The site is located within the R5, Agricultural Rural 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 ZR341 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. Large portions of the Town have been included in this area because of a combination of circumstances, including high agricultural potential, distance from community facilities, often severe limitations to development, and natural patterns of dispersed development.



Staff also finds that portions of the property are located within the Flood Hazard Zoning District (blue crosshatch above). ZR180 states: Appendix A of the Milton Zoning Regulations: *Inundation Hazard Area Regulations* shall take precedence over all sections within the main Articles of the Milton Zoning Regulations for flood hazard areas as described in Section IV of Appendix A. The FH does not have dimensional standards associated with it and has been historically treated as an overlay district. The FH standards to not regulate lot layout.

**Comprehensive Planning Area:** The site is located within the East Milton Planning Area, as delineated in Map 2 of the [2013 Comprehensive Plan](#). The Plan states the following about this area (p.130):

This area has the highest potential for resource utilization and the highest concentration of natural resources in need of protection. It is recommended to encourage agricultural uses, especially diversification in agricultural uses.

Other resource utilization activities include forestry, mineral extraction and recreation. Natural resource protection is of particular concern in this area. Natural resources addressed in this plan include: mountains and ridgelines, lakes and rivers, floodplains, wetlands, high elevation areas, deer yards, endangered species habitats, and other unique natural areas.

It is the intent of this area that mostly low intensity planned unit residential developments occur, taking into account the need to provide for resource utilization activities and to protect natural resources. The encouragement of cluster developments and purchase of development rights through land trusts are important.

- Goal 9.13.1. Encourage a diversity of agricultural uses
- Goal 9.13.2. Encourage low density, well planned unit residential development, which enhances the character of the area.

- Object 9.13.2.a. Develop standards to encourage low density, well planned unit residential developments that work with the natural features of the landscape.
- Goal 9.13.3. Promote the development of community activities for a range of ages.
  - Objective 9.13.3.a Encourage the creation of outdoor recreation facilities for children and adults.
- Goal 9.13.4. Encourage the preservation of historic sites.

### Physical Characteristics/Natural Features

Topography & Drainage (Plan Map 5): The site is generally flat with some gentle slopes which drain directly to Lake Champlain through the Mallets Creek watershed.

Streams and Shoreline (Plan Map 6): The site is bisected by Mallets Creek.

Wetlands (Map 6): According to the applicant, the site contains wetlands as determined by the State of Vermont Wetlands Coordinator (not shown on the plans). Milton's Mapviewer show's Vermont State Wetland Inventory data layer, which maps the location of presumed wetlands/hydric soils (blue area).



Soil (Map 7): The site contains prime and statewide significant agricultural soils. The prime soils predominantly correspond with the creek floodplain. (5% of Milton's area contains prime agricultural soil [brown below], and 37% of the town is comprised of statewide agricultural soil [green below].)



Vegetation: The site is partially vegetated.

Habitat/Wildlife Crossings (Map 9): The property contains no significant habitat blocks, wildlife crossings, or deer wintering areas that staff finds would be adversely impacted by this development.

Historic Resources: Staff found that the existing dwelling on Lot 1 is listed on Milton's State Register of Historic Properties, under Survey Number 0410-16. It states that "the farm was established by Ed Allen in the 1890's, and at one time had a skimming station down by the brook. Mr. Allens' second wife was born in Boston and the design of the [Queen Anne style] farm house is attributed to her. The large barn and silo [on the north side of McMullen Road] were constructed in the 1930s."

Surrounding Use/Structures: The site is surrounded by residential and agricultural uses.

## SITE HISTORY

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

- Natural Resource Extraction Approval of 1997
- Appeal of Natural Resource Extraction Approval of 1997
- Site Plan, Conditional Use, and Natural Resource Extraction Approval of 1998
- Site Plan, Conditional Use, and Natural Resource Extraction Approval of 1999
- Site Plan, Conditional Use, and Earth and Mineral Extraction Denial of 2015, appealed to the Environmental Division of the Superior Court with Stipulation of Voluntary Dismally by the Appellant.

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

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## EXISTING AND PROPOSED USE/IMPROVEMENTS

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**Buildings:** Proposed Lot 1 contains 1, 4,400 square foot building to be retained. The historic building is a non-complying structure with a front setback of 25 feet, 10 feet less than the required setback. No new buildings are proposed.

**Uses:** The building on proposed Lot 1 contains a single family dwelling use, which is a conforming use within the Zoning District per ZR342(1). No change of use is proposed on proposed lot 1 with this application. Once subdivided, applications for permitted and conditional uses could be filed in accordance with the Regulations for any of the three lots. The applicant has stated in the application that they intend to apply for an earth and mineral extraction site plan and conditional use approval on Lot 2. Because the R5 district has distinct dimensional requirements for residential and commercial lots, the use category for each lot should be disclosed; but in this case, all lots meet the more restrictive residential area and frontage requirements, making the distinction moot.

**Structures:** The site also contains one, 175 sq. ft. shipping container shed used for accessory storage, to be retained. No new structures are proposed.

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## SUBDIVISION REVIEW REGULATIONS

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### Article III, Sketch Plan

**SR300, Sketch Plan Application Requirements:** SR300.2 requires that the draft plat show the name of owners of record of continues properties. Staff finds that this is partially done on one sheet and not the other. Staff does not see the need for two sketch plans and requests that one plat be submitted for final approval. SR 300.4 requires that the plan show existing and proposed property lines. Staff finds that this could be more clearly labeled. SR300.9 requires that the Sketch Plan show the Zoning Districts. Staff finds that one of the two Zoning Districts are referenced, but neither district's boundary is depicted on the survey.

1. The Final Subdivision Plat shall be presented on one sheet, showing the entire parent parcel, and include the owners of record of contiguous properties per SR300.2.
2. The Final Subdivision Plat shall clearly show existing and proposed layout of property lines per SR300.4.
3. The Final Subdivision Plat shall show Zoning District boundaries for the two zoning districts within which the properties is located.

**SR320, Subdivision Classification:** This section requires that the DRB classify this application at Sketch Plan as a major or minor subdivision. A minor subdivision is defined as one containing less than seven units. This proposal takes one lot and results in three lots, making it a three lot subdivision.

**SR330, Regulatory Conformance:** SR 330 states that the DRB shall study the sketch plan to determine whether or not it conforms to, or would be in conflict with the Plan, the Zoning Regulations, and any other By-laws then in effect, and shall where it demes, necessary make specific recommendations for

changes in subsequent submissions. The DRB may also require where necessary for the protection of the public health, safety and welfare that a minor subdivision comply with all or some of the requirements specified in these regulations for major subdivisions.

### ZONING DISTRICT CONFORMITY

ZR 342, Dimensional Requirements: The table below shows the required dimensional requirement for the subject property's Zoning District, as well as the existing and proposed compliance. There are some discrepancies between the application form and the plans; staff applied the plan's dimensions to the tables below.

LOT 1 (corner lot)	Required	Existing	Proposed
Minimum LOT AREA (sq. ft.)	400,000 (9.18 acres)	77.96 acres	15.3 acres
Minimum Road FRONTAGE (linear ft.)	400	>400	>400
Minimum FRONT SETBACK (linear ft.)	35	25	25
Minimum SIDE SETBACK (linear ft.)	50	>50	>50
Minimum REAR SETBACK (linear ft.)	50	>50	>50
Maximum BUILDING COVERAGE (%)	40	<40	<40
Maximum LOT COVERAGE (%)	15	<15	<15

Staff finds that lot 1 complies with the district's dimensional requirements, including the width to depth ratio of ZR640.

LOT 2 (non-residential lot)	Required	Existing	Proposed
Minimum LOT AREA (sq. ft.)	400,000 (9.18 acres)	77.96 acres	34.56 acres
Minimum Road FRONTAGE (linear ft.)	400	>400	>400
Minimum FRONT SETBACK (linear ft.)	35	n/a	n/a
Minimum SIDE SETBACK (linear ft.)	50	n/a	n/a
Minimum REAR SETBACK (linear ft.)	50	n/a	n/a
Maximum BUILDING COVERAGE (%)	40	n/a	n/a
Maximum LOT COVERAGE (%)	15	n/a	n/a

Staff finds that lot 2 complies with the district's dimensional requirements, including the width to depth ratio.

LOT 3	Required	Existing	Proposed
Minimum LOT AREA (sq. ft.)	400,000 (9.18 acres)	77.96 acres	28.1 acres
Minimum Road FRONTAGE (linear ft.)	400	>400	>400
Minimum FRONT SETBACK (linear ft.)	35	n/a	n/a
Minimum SIDE SETBACK (linear ft.)	50	n/a	n/a
Minimum REAR SETBACK (linear ft.)	50	n/a	n/a
Maximum BUILDING COVERAGE (%)	40	n/a	n/a

Maximum LOT COVERAGE (%)	15	n/a	n/a
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Staff finds that lot 3 complies with the district's dimensional requirements, including the width to depth ratio.

**SR340, Effect of Sketch Plan Approval:**

1. Approval of sketch plan shall not constitute approval of a subdivision plat and is merely an authorization for the applicant to file a final plan application.

**Article IV, Minor Subdivision Application,**

**SR400, Application**

1. Within six (6) months of classification by the DRB of the sketch plan as a minor subdivision, the subdivider shall submit an application for approval of a subdivision plat. The application shall contain those items set forth in Section 610 of these regulations, and shall conform to the layout shown on the sketch plan plus any recommendations made by the DRB.

**Article VII, Subdivision Planning Standards**

**Section 700, Standards of Evaluation:** At final the DRB must be prepared to make findings related to the standards below. Sketch plan is a good opportunity to address any questions or concerns.

700.1, Suitability for Development: The DRB must find that "The land is suitable for subdivision or development. In making this determination it shall at least consider flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements or other features which will be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas." Staff finds that, while there are significant natural features on portions of the lot to take into account, the land is suitable for subdivision development.

700.2, Preservation of Aesthetic Features: The DRB must find that, "the proposal includes due regard for the preservation and protection of existing aesthetic features such as trees, scenic points, brooks, streams, rock outcroppings, water bodies, other natural resources and historical resources." Staff finds that the Mallets Creek forms a natural boundary but is subject to changes in course over time (streams meander); the topographic edge of the floodplain, in this sense, can serve as a logical property boundary that avoids having property on both sides of the creek, which is more likely to render small stretches of land across the creek unusable and inaccessible to a property owner.

700.3, Sufficient Open Space for Recreation: The DRB must find that, "The proposal includes sufficient open space for recreation." Staff finds that this standard is met for the lots intended for residential use.

700.4, Run-off and Erosion Control During & After Construction: The DRB must find that "The proposal includes adequate provision for control of runoff and erosion during and after construction." Staff does not find that the subdivision proposal would contribute to runoff or erosion. Staff finds that the lots' use

development will determine the stormwater needs, and can be addressed by Site Plan review if developed for a commercial purposes.

700.5, Compliance with Comprehensive Plan, Regulations & Bylaws: The DRB must find that “The proposed development is in compliance with the Milton Comprehensive Plan, Zoning Regulations and other By-Laws then in effect.” Staff has highlighted the Plan goals for this area above.” Staff finds that the subdivision proposal does not adversely impact these goals.

700.6, Undue Water or Air Pollution: The DRB must find that “The proposed development will not result in undue water or air pollution. In making this determination it shall at least consider the elevation of land above sea level and its relation to the floodplains, the nature of the soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; the availability of stream for disposal of effluents; and the applicable health and Vermont Department of Water Resources regulations.” Staff, again, finds that the use and site development will be the key determinants here, and can be evaluated with a site plan approval, if developed for a commercial purpose. Staff does not find that the subdivision would cause undue water or air pollution.

700.7, Compatibility with Surroundings: The DRB must find that “The proposed development is compatible with surrounding properties.” Staff finds that the lot sizes mimic typical development patterns in East Milton.

700.8, Suitability for Proposed Density: The DRB must find that “The site is suitable for the proposed density.” Staff finds that the density is consistent with district standards and surrounding properties.

700.9, Pedestrian Safety: The DRB must find that “The proposal contains adequate provision for pedestrian traffic in terms of safety, convenience, access to points of destination and attractiveness.” Staff finds that there are no plans for sidewalks or pathways identified in Town Planning, and the low density does not call for sidewalk provision.

700.10, Municipal Service Burden: The DRB must find that “The proposed development will not place an unreasonable burden on the ability of local governmental units to provide municipal, educational, or governmental services and facilities.” Staff finds that this minor subdivision would not cause undue municipal service burden; but reserves judgement on individual lot uses subject to future development review.

700.11, Sufficient Water: The DRB must find that “There is sufficient water available for the reasonably foreseeable needs of the proposed development.” Staff finds that all development will require a state water/wastewater permit prior to lot development. It is in the applicant’s interest to determine if the lot can sufficiently support on-site water wastewater early in the process.

700.12, Highway Congestion: The DRB must find that “The proposed development will not cause

unreasonable highway congestion or unsafe conditions with respect to the use of roads and highways in the Town.” Staff finds that this the subdivision will not produce highway congestion, but the individual lot development would undergo future development review considering this question.

**Article VIII, Required Improvements And Design Standards**

SR800, Streets: No streets are proposed. Staff does not recommend new streets.

SR810, Curbs, Sidewalks, and Pedestrian Accesses: Pedestrian features are not proposed. Staff does not recommend pedestrian features.

SR820, Outdoor Lighting: Lighting is not proposed. Staff does not recommend lighting.

SR830, Shade Trees: Shade trees and plantings are not proposed. Given the rural nature of this setting, staff does not recommend street trees for this minor subdivision.

SR840, Drainage: No stormwater management is proposed and staff does not recommend stormwater infrastructure in the absence of impervious surface development.

SR850, Water System & SR860, Sewage Disposal: No water or waste water systems are shown on the new lots. Development of these lots will require adequate water and wastewater and State water/wastewater permits. The proposed site is not within a municipal water or wastewater service area, and would therefore need to be served by on-site water and sewer.

SR870, Utilities: Staff recommends no easements at this time.

SR880, Layout: Staff finds that the lot layout conforms with the standards of 880.

**STAFF RECOMMENDATION**

The Planning Staff recommends that the DRB **approve** the minor conventional subdivision sketch plan application subject to the proposed conditions above.

**Respectfully Submitted:**



**Jacob Hemmerick, Planning Director.**

**COPIES TO:**

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

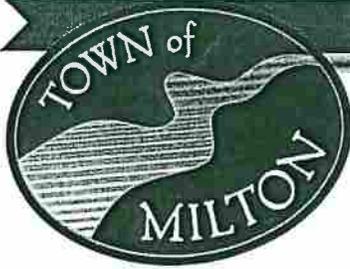
**WHAT'S NEXT?**

**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.



# TECHNICAL ADVISORY COMMITTEE

Time:..... 3:30 p.m.  
Place:..... Municipal Building Planning Department  
Address:..... 43 Bombardier Road Milton, VT 05468  
Contact:..... (802) 893-1186  
Website: ..... www.miltonvt.org

## TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, August 23, 2016

Date of Review: 08-17-16

Department: POLICE

TAC Member: DREW VAN NOORDT

I&M Sand/Applicant & Jenkins Family Trust/Owner -- Minor Conventional Subdivision Sketch Plan -- 297 McMullen Road.

NO COMMENTS  
OR CONCERNS.



# TECHNICAL ADVISORY COMMITTEE

Time:..... 3:30 p.m.  
Place:..... Municipal Building Planning Department  
Address:..... 43 Bombardier Road Milton, VT 05468  
Contact:..... (802) 893-1186  
Website: ..... www.miltonvt.org

## TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, August 23, 2016

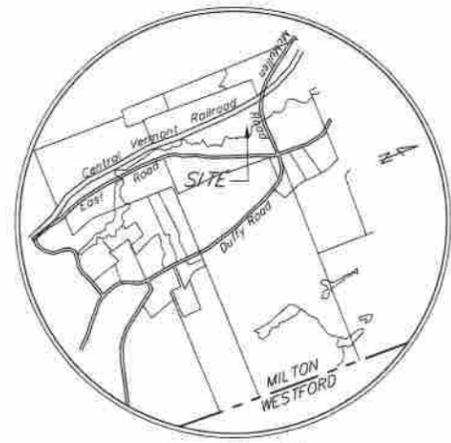
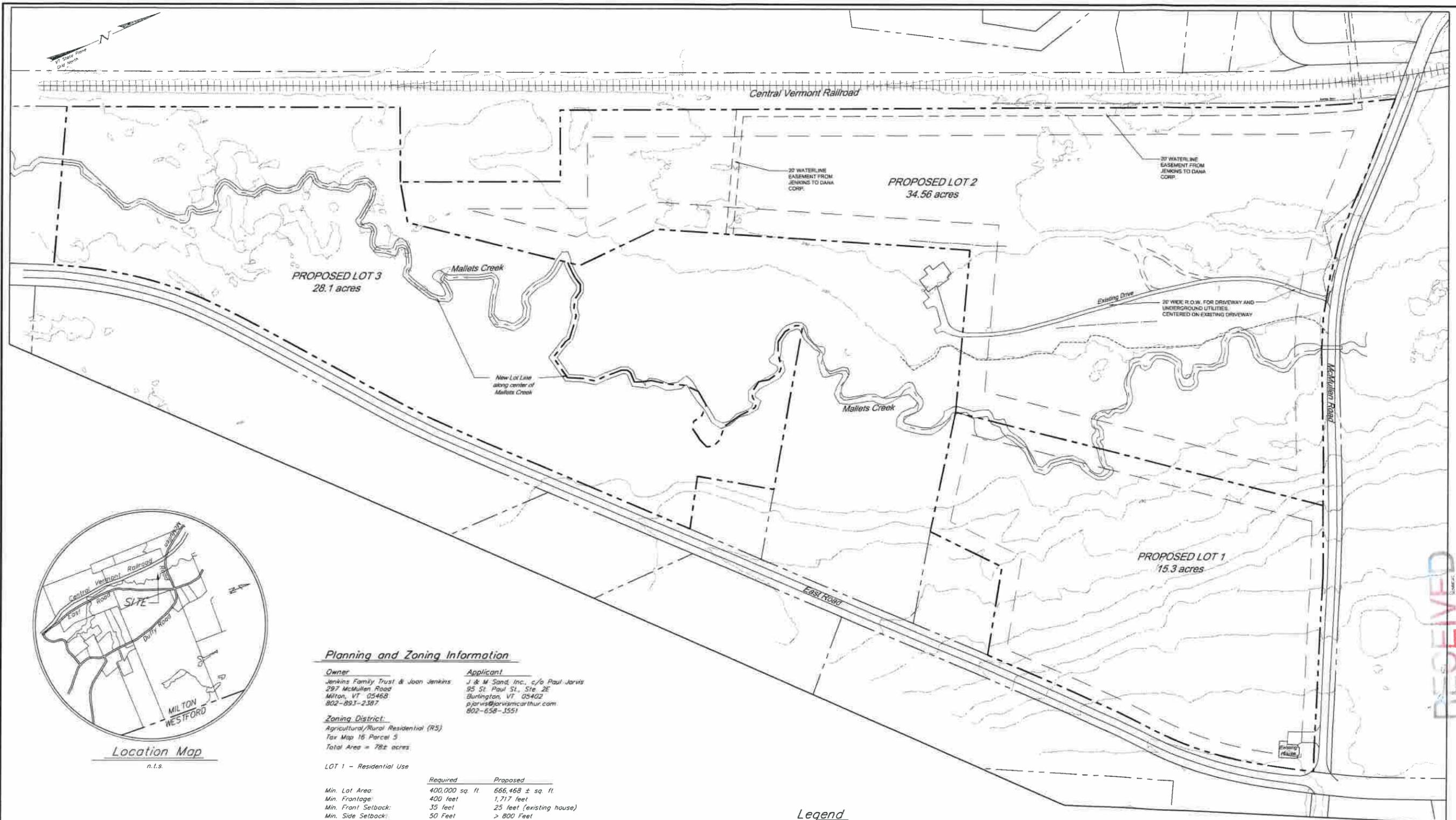
Date of Review: 8/23/16

Department: Recreation

TAC Member: Cym Duchesneay

I&M Sand/Applicant & Jenkins Family Trust/Owner -- Minor Conventional Subdivision Sketch Plan -- 297 McMullen Road.

No comments.



**Planning and Zoning Information**

**Owner:** Jenkins Family Trust & Joan Jenkins  
297 McMullen Road  
Milton, VT 05468  
802-893-2387

**Applicant:** J & M Sand, Inc. c/o Paul Jarvis  
95 St. Paul St., Ste. 2E  
Burlington, VT 05402  
pjarvis@jorvismcarthur.com  
802-658-3551

**Zoning District:** Agricultural/Rural Residential (R5)  
Tax Map 16 Parcel 5  
Total Area = 78± acres

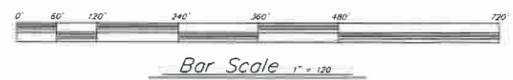
LOT 1 - Residential Use

	Required	Proposed
Min. Lot Area:	400,000 sq. ft.	666,468 ± sq. ft.
Min. Frontage:	400 feet	1,717 feet
Min. Front Setback:	35 feet	25 feet (existing house)
Min. Side Setback:	50 feet	> 800 feet
Min. Rear Setback:	50 feet	> 800 feet
Max. Building Coverage:	40%	0.3%
Max. Lot Coverage:	15%	0.6%

LOT 2 - Non-Residential Use

	Required	Proposed
Min Lot Area:	40,000 sq. ft.	1,505,622 sq. ft.
Min. Frontage:	400 feet	1,163 feet
Min. Front Setback:	35 feet	75 feet
Min. Side Setback:	35 feet	75 feet
Min. Rear Setback:	35 feet	75 feet
Max. Building Coverage:	NA	0%
Max. Lot Coverage:	15%	1.2%

- Legend**
- Approximate property line (from tax map)
  - Setback Line
  - Tie Line
  - Existing 10' Contour interval



Date revised	Description	Checked
Design	SWH	
Drawn	SWH	
Checked		
Scale	1" = 120'	
Date	July 27, 2016	
Project	12153 McMullen Road Milton, Vermont	

**Overall Plan**

**J. & M. Sand & Jenkins Family Trust**

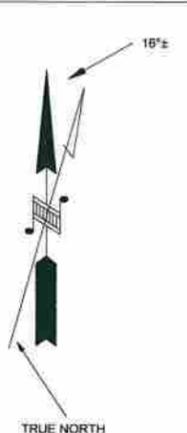
KREBS & LANSING Consulting Engineers, Inc.  
164 Main Street, Colchester, Vermont 05446

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RECEIVED

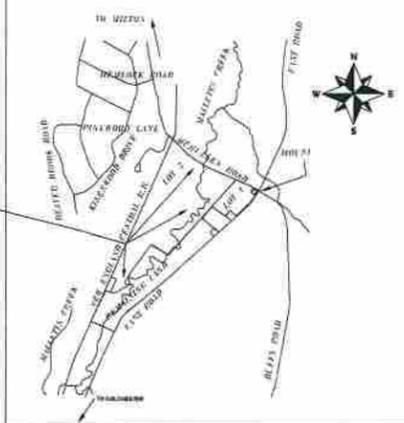
AUG 01 2016

Planning & Economic Development  
Milton, Vermont



This Final Plat has been approved by the Development Review Board of the Town of Milton, Vermont subject to the requirements and conditions of said resolution this day of \_\_\_\_\_, 2016, and recorded in Vol. \_\_\_\_\_ Page \_\_\_\_\_ of the Town of Milton Land Records.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by \_\_\_\_\_ Chair.

Town of Milton Vermont  
Received for record \_\_\_\_\_ 2016 Map Slide \_\_\_\_\_  
At \_\_\_\_\_ O'clock \_\_\_\_\_ Minutes  
and Recorded in Milton, Vermont.  
ATTEST: \_\_\_\_\_ Town Clerk

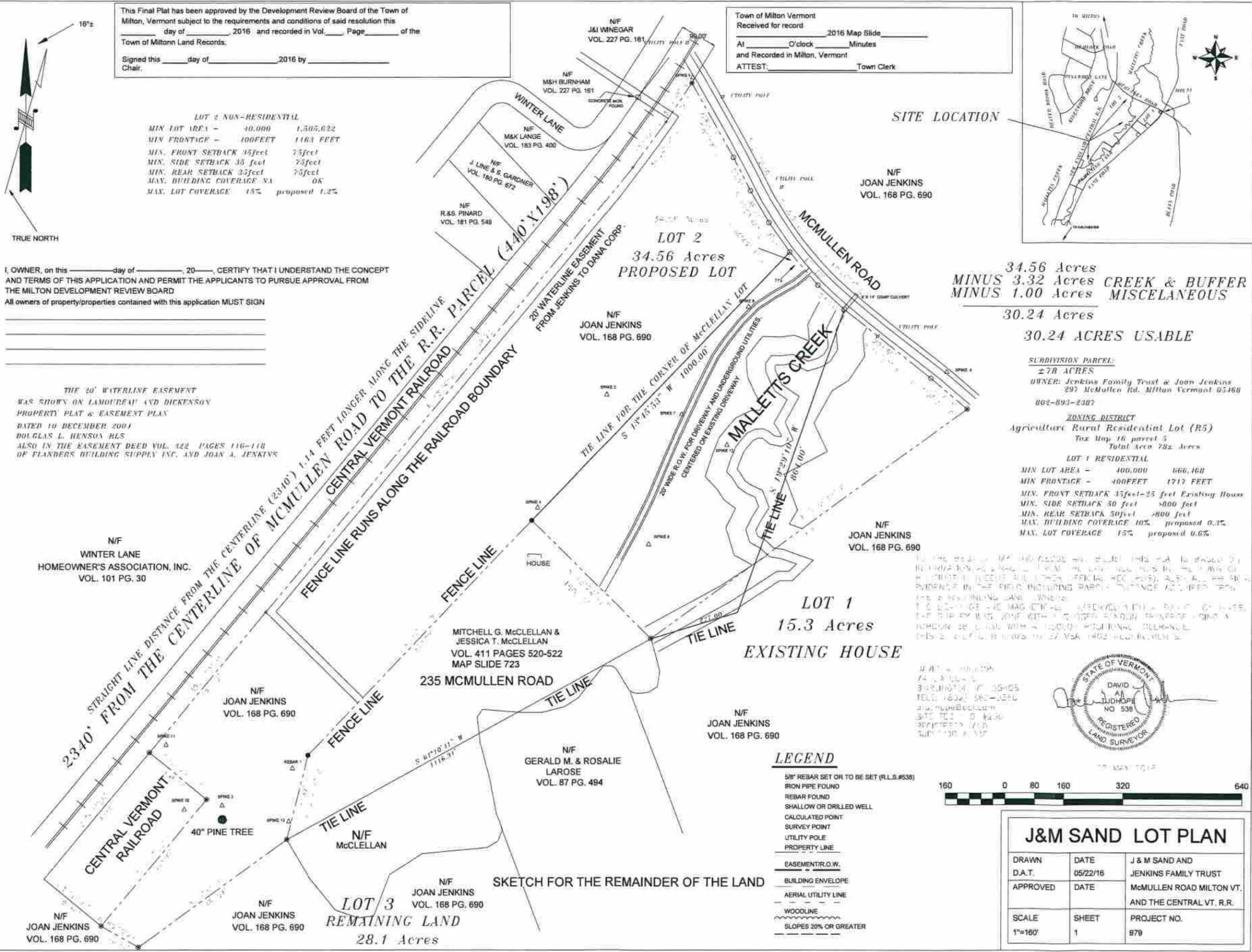


**LOT 1 NON-RESIDENTIAL**  
MIN LOT AREA - 40,000 1,505,622  
MIN FRONTAGE - 100 FEET 1163 FEET  
MIN. FRONT SETBACK 35 feet 75 feet  
MIN. SIDE SETBACK 35 feet 75 feet  
MIN. REAR SETBACK 35 feet 75 feet  
MAX. BUILDING COVERAGE NA OK  
MAX. LOT COVERAGE 15% proposed 1.2%

I, OWNER, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, CERTIFY THAT I UNDERSTAND THE CONCEPT AND TERMS OF THIS APPLICATION AND PERMIT THE APPLICANTS TO PURSUE APPROVAL FROM THE MILTON DEVELOPMENT REVIEW BOARD  
All owners of property/properties contained with this application MUST SIGN

THE 20' WATERLINE EASEMENT WAS SHOWN ON LAMOTHEAU AND DICKENSON PROPERTY PLAT & EASEMENT PLAN DATED 10 DECEMBER 2004 DOUGLAS L. HENSON RLS ALSO IN THE EASEMENT DEED VOL. 322 PAGES 116-118 OF FLANDERS BUILDING SUPPLY INC. AND JOAN A. JENKINS

N/F WINTER LANE HOMEOWNER'S ASSOCIATION, INC. VOL. 101 PG. 30



34.56 Acres  
MINUS 3.32 Acres CREEK & BUFFER  
MINUS 1.00 Acres MISCELLANEOUS  
30.24 Acres  
30.24 ACRES USABLE

**SUBDIVISION PARCEL:**  
± 78 ACRES  
OWNER: Jenkins Family Trust & Joan Jenkins  
297 McMullen Rd. Milton Vermont 05168  
802-893-2387  
**ZONING DISTRICT**  
Agriculture Rural Residential Lot (R5)  
Tax Map 16 parcel 5  
Total Area 78± Acres  
**LOT 1 RESIDENTIAL**  
MIN LOT AREA - 400,000 666,160  
MIN FRONTAGE - 400 FEET 1712 FEET  
MIN. FRONT SETBACK 35 feet-25 feet Existing House  
MIN. SIDE SETBACK 50 feet 800 feet  
MIN. REAR SETBACK 50 feet 800 feet  
MAX. BUILDING COVERAGE 10% proposed 0.3%  
MAX. LOT COVERAGE 15% proposed 0.6%

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS CORRECT AND ACCURATE AND I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE PLAN OR FOR THE FIELD INCLUDING BARRIERS TO LIABILITY FROM THE ASSUMING LIABILITY WHICH IS TO BE USED AS A MAGNETIC SURVEY WITH A RANGE OF 1000 FEET TO BE USED WITH A 10000' PROFESSIONAL SURVEYOR. THIS PLAN IS TO BE USED FOR THE PURPOSES OF THE PLAN ONLY.

DAVID A. LUDHOPE  
NO. 538  
REGISTERED  
LAND SURVEYOR



**LEGEND**

- 5/8" REBAR SET OR TO BE SET (R.L.S.#538)
- IRON PIPE FOUND
- REBAR FOUND
- SHALLOW OR DRILLED WELL
- CALCULATED POINT
- SURVEY POINT
- UTILITY POLE
- PROPERTY LINE
- EASEMENT/O.W.
- BUILDING ENVELOPE
- AERIAL UTILITY LINE
- WOODLINE
- SLOPES 20% OR GREATER



**J&M SAND LOT PLAN**

DRAWN	DATE	J & M SAND AND
D.A.T.	05/22/16	JENKINS FAMILY TRUST
APPROVED	DATE	MCMULLEN ROAD MILTON VT.
		AND THE CENTRAL VT. R.R.
SCALE	SHEET	PROJECT NO.
1"=160'	1	979

RECEIVED  
 AUG 01 2016  
 Planning & Economic Development  
 Milton Vermont