

**TOWN OF MILTON ECONOMIC DEVELOPMENT COMMISSION
PUBLIC NOTICE OF MEETING & AGENDA**

Regular Meeting on Wednesday, April 8, 2015 at 8:00 a.m.

Municipal Building ♦ Town Manager's Office Conference Room
43 Bombardier Road ♦ Milton, VT 05468
802.893.1186 ♦ www.miltonvt.org

I. Call to Order, Attendance, and Agenda Review

II. Public Forum

III. Business

A. Welcome & Introductions

B. Development Update

C. Discussion

D. Upcoming Initiatives & Next Steps

IV. Approval of Minutes: February 11, 2015

V. Adjourn



Jacob Hemmerick, 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, and Rene's Discount Beverage. E-mailed to the *Burlington Free Press*, *Milton Independent*, and LCATV. Questions can be directed to the Planning Office at 893-1186.

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MEMO

TO: Development Review Board
Planning Commission
Economic Development Commission
Conservation Commission
Technical Advisory Committee

FROM: Jacob Hemmerick, Town Planner and Zoning Administrator, Amanda Pitts

CC: Planning Assistant
Town Manager

DATE: Finalized on Friday, April, 3, 2015

RE: PLANNING DEPARTMENT STAFF UPDATE (3/21 - 4/3)

We welcome any questions you may have.

BOARD/COMMISSION ACTIVITY

Selectboard (Planning & Zoning Activity)

- ▶ Agendas and minutes are available [online](#).
- ▶ No meeting since last update; next meeting 4/6.

Planning Commission

- ▶ Agendas and minutes are available [online](#).
- ▶ No meeting since last update, next meeting 4/7.

Regional Planning Commission

- ▶ Agendas and minutes are available [online](#).
- ▶ No meeting since last update, next meeting 4/15.

Regional Planning Commission US Route 7 Corridor Study

- ▶ The result of this study will be a report that the Town can use as a guiding document for future improvements and more targeted Scoping Studies along US Route 7.
- ▶ Advisory Committee is meeting on **4/23** (open to public) to prepare for final public meeting.
- ▶ Next public meeting date is tentatively scheduled for **5/4** at the Milton Selectboard meeting at 6:00 p.m. Project materials can be found [online](#).

Economic Development Commission

- ▶ Agendas and minutes are available [online](#).
- ▶ No meeting since last update; next meeting 4/8 (Pending confirmation by Interim Manager).

Conservation Commission

- ▶ Agendas and minutes are available [online](#).
- ▶ Met on 4/24. Voted in support of Vermont Land Trust, Lake Champlain Land Trust Conservation Easement (using public Vermont Housing Conservation Board funds) on Cadreact Road. Prioritized project funding for FY15 remaining funds, and FY16 funds. Discussed information technology. Evaluated first draft of a Town Forest Recreational Trails Map. Conducted a Commission roundtable and Staff Update.

▶ Next meeting is 4/28 a joint meeting with the Recreation Commission with a presentation by Fellowship of the Wheel, a regional Mtn. Biking organization that cooperates with municipalities to fund, build and maintain trails. Last October, the CC visited Hinesburg Town Forest with their Town Forest committee to learn more about how FOTW cooperates with municipalities.

Development Review Board

- ▶ Agendas and minutes are available online.
- ▶ Held meeting on 3/26 to conduct hearings, finalize written decisions, sign plats, approve minutes, and amend DRB Bylaws.
- ▶ Hearings Conducted
 - Westford, 5-lot mCS, HW Ventures
(Hearing Closed & In Deliberation)
 - Haydenberry Drive, major PUD-R Final (27-lot, 31 units), C-11 Corp & Blackberry Commons LLC
(Hearing Closed & In Deliberation)
- ▶ Decision(s) Signed
 - Approval: Pre-cast Road 78, minor PUD-I Sketch (2-lot manufacturing & telecomm), Camp Precast
- ▶ Plat(s) Signed
 - None.

Resignations/Vacancies

- ▶ If you missed this on the last update, Allen Lasell, Chair, has taken a job outside of Vermont. The last DRB meeting he will be able to attend is 4/9. We are very sorry to see Allen go, and thank him for his reliably thorough review of development applications and expert skill at Chairing a meeting.
- ▶ This means that there will soon be a DRB vacancy -- in addition to the three vacant alternate seats. Please consider reaching out to Milton residents who you think might be interested in contributing to Milton's development review. More often than not, it just takes someone asking. Alternates relieve pressure from full members by filling in during absences or recusals. I welcome the opportunity meet with anyone that might be interested, and I have resource binders that those interested can take home to learn more about what's involved.

4/9 Meeting, Upcoming Applications:

- ▶ US Route 7 South, Site Plan for Public Warehousing (400-unit Self-Storage), A. Turner
- NOTE:** This application was submitted prior to the Warning of the Interim Zoning Hearing.

4/23 Meeting, Upcoming Applications:

- ▶ Crest Drive, BLA, Mongeon/Payea
- ▶ Bombardier Dr., BLA, Cathedral Square, Church of Christ, and New Life Christian Fellowship
- ▶ Bombardier Dr., SP/Variance, Cathedral Square
- ▶ Middle Rd., SP, Church of Christ

5/14 Meeting, Upcoming Applications:

- ▶ Precast Rd., BLA & PUD-I Final, Camp Precast

Pending Environmental Court Appeals

- ▶ Route 7 South 368, PUD-M Final Plan Amendment, Southerberry Phase III, Sawyer
Mediation pending.
- ▶ North Road 345, CU for Banquet Hall, HW Ventures/Harrison
Disputing parties are coming to a mediated agreement and the Town is working to ensure that the agreement remains consistent with the DRB Decision.
- ▶ Haydenberry Drive, PUD-R - Blackberry/C11/Carroll
The Court has extended the stay of proceedings until a decision is issued for the current application in deliberation with the DRB.
- ▶ Chrisemily Lane, PUD-M Sketch, DKRE
No news.

CITIZEN PLANNER CONTINUING EDUCATION / OFFICER DEVELOPMENT

General information and training opportunities are shown below. If you are interested in attending any of the events below, please let me know, so we can put in a purchase order request and arrange registration (if approved). In order to leverage the Town's investment and build a culture of knowledge sharing, I encourage attendees to write up a short summary of key takeaways from the event to share with town stakeholders.

▶ **Reception on Economic Development & Public Health on 4/16 (4-6PM) Montpelier, Statehouse**

VT Dept. of Health and AARP are sponsoring this talk by Mark Fenton at the Statehouse cafeteria. He is a public health, planning, and transportation consultant, and an adjunct Associate Professor at Tufts University.

▶ **Chittenden County DRB Summit, 4/27 (6- 8PM) in Winooski at the RPC (110 W. Canal St.)**

RECOMMENDED Brainstormed by Milton's DRB Chair and executed by the RPC; Regina Mahoney has organized a gathering of DRB Members in Chittenden County to share knowledge and talk about skills and tactics for effective chairs and members, open meeting law/deliberative sessions, and best practices for staff reports and decisions. Anyone wishing to carpool can join me. RSVP by clicking [here](#).

▶ **Conference on Age-Friendly Communities, 5/14, (9AM-3PM) in Randolph at The Lyon's Den**

The Vermont Community Development Association Spring Conference theme is age-friendly communities, senior developments, aging in place, and complete streets and creating a built environment for physical accessibility. Contact Theresa Bachand at VLCT for more information at (802) 229-9111, tbachand@vlct.org.

▶ **Community & School Garden Workshop on 5/21 (4PM-7PM) in Milton at High School**

VT Comm. Garden Network is hosting \$30 workshop where you can join regional garden leaders to boost garden programs. Full schedule at www.vcgn.org.

▶ **VLCT Spring Planning & Zoning Forum on 6/3 (8AM-3:30PM) in Fairlee at Lake Morey Resort**

The Agenda has not yet been issued. Many Vermont citizen and professional planners attend this biannual event. If any of you are interested, please save the date and let me know. I expect we'll be able to arrange a carpool.

▶ **Downtown & Historic Preservation Conference on 6/5 (8AM- 4:30PM) in Burlington at Main St. Landing**

Agency of Commerce and Community Development and Preservation Trust of Vermont will offer a wide range of topics to enhance the quality of life in our downtowns and villages including Using Streets to Revitalize Communities, Increasing Downtown Housing Opportunities, Innovating Community Engagement, Techniques to Flood Proof Buildings, Attracting Visitors to your Downtown and more.

http://accd.vermont.gov/strong_communities/conference

▶ **Regional Energy Roundtable Gathering on 3/31 in Winooski**

Henry Bonges, Planning Commissioner, attended this event. The discussion was focused on community solar projects. He suggests that people who want to understand community solar (and the various set-up models) visit the website <http://www.vecan.net/going-solar-in-vermont/>. The model Milton's Selectboard has advanced to the contract negotiation stage is a subscriber model.

GENERAL NEWS

▶ **Recreation Trail program (RTP) Mini Grants are Now Available for Municipalities**

The Vermont Dept. of Forests, Parks & Recreation now has Mini Grant Applications available, and is planning to award \$14,000 in mini grants this July. Non-profit trail organizations and municipalities may apply for a grant, up to \$1,000. For an easy grant application, go to the website below, scroll all the way down & click on 2015 Mini Grants: <http://fpr.vermont.gov/recreation/grants/rtp>. Mini grants are intended for small scale trail work. Examples include public trail-related education to promote trail ethics and appropriate trail uses, a set of useful trail tools to be used by trail managing organizations, for a roving crew to clean out drainage areas, trail patrols or trail caretakers to provide trail-related information and regular maintenance to keep trails clear and safe for users, new surfacing material for replenishing trail surfaces, or to improve trails with directional signage, and blazing. Grant application deadline is May 22, 2015.

▶ **Agrihoods, Co-Housing and South Village**

South Village (often cited as a good traditional village-style development and recently mentioned in several DRB hearings) was featured in Seven Days. As illustrated below, South Village is designed with many of the elements prioritized by Milton's Zoning Regulations Section 804, as well as many streetscape elements identified by Milton's 2007 *Town Core Streetscape and Accessibility Design Study* (whose recommendations are a prioritized as a Comprehensive Plan goal for the Town Core Planning Area). If you're in the S. Burlington, you'll find the development off Allen Rd. & Spear St. If anyone is interested in learning more about co-housing and intentional communities, I have a book that I can lend. From what I've seen, co-housing

developments don't differ too much from typical PUD's, but tend to have more intention put into common areas, shared resources, and association governance.

<http://www.sevendaysvt.com/vermont/vermont-agrihoods-edible-landscapes-and-tight-knit-neighbors/Content?oid=2539298>.



TOWN PLANNER REPORT

Staff Reports Drafted

- ▶ US Route 7 South, Site Plan for Public Warehousing (400-unit Self-Storage), A. Turner

Decisions Drafted

- ▶ 297 McMullen Rd, CU & SP for Mineral Excavation, J&M Sand
- ▶ 2-4 Clapper Rd., PUD-M Final Amendment III, Carters Cars

Development Review Consultations

▶ 159 East Rd., General Inquiry, Blondin

Amanda and I met with potential applicants on 3/31 to talk about subdivision/development potential.

▶ 860 East Rd., PUD Sketch, Blondin

Amanda and I met with applicants on 3/31 to talk about their expired Sketch approval and next steps. I will look at this approval and advise to reactivate the proposal.

▶ 88 Main St., Type A PRD Final, Grouse

Spoke with applicant on 3/31 to talk about a PUD approved in 2007 and amended in 2008. SR970 states approvals expire 24 months from date of approval, if in the DRB's judgment, no substantial development has occurred. I explained some of the reasoning behind the provision and provided the applicant with the application form for the DRB to be able to make a determination.

DRB Decision Follow-up

None.

Other Projects

▶ Tax Increment Financing

Met with Town Manager & Finance Director on 3/23 to discuss TIF transition.

▶ Green Up

Touched base with Town Clerk on 3/24 about Green Up Day bag distribution logistics.

▶ Town Forest Map

Created rough draft Town Forest Recreational Trail Map on 3/24 for Conservation Commission consideration.

▶ TAC

Conducted Technical Review of 4/9 DRB application on 3/24.

▶ Community Solar

Discussed next steps with Hunt, Wells, and SunEdison for solar project contract negotiation on 3/26.

▶ Planning Fee Schedule

Prepared amendment to Planning Dept. Fee Schedule on 3/26 (to add Interim Zoning fees, if enacted) for

consideration by the Selectboard on 4/6.

▶ **Capital Improvement Plan**

Prepared Warning of public hearing on CIP/Impact Fees on 3/27 for consideration by the Selectboard on 4/6.

▶ **Stream Health, Water Quality and Milton Pond Re-Classification**

Met with Town Manager, Executive Assistant, Public Works Director, Public Works Supervisor and Karen Bates (Vermont Department of Environmental Conservation, Watershed Management Division, Monitoring, Assessment and Planning Program, Watershed Coordinator) on 3/30 to go over geomorphic assessments of Mallets Creek and Allen Creek, which are highlighted in the Basin 5 Water Quality Management Plan. This plan comes into play for Ecosystem Restoration Funds, Better Backroads, and possibly, the Clean Water Fund. Protecting our streams to ensure that they aren't deemed impaired by the State/Feds will help Milton maintain more local land-use autonomy by avoiding mandated restrictions. We also discussed the possible re-classification of Milton Pond from a drinking water source to normal source, subject to further research and Selectboard approval.

▶ **MS4 Permitting Requirements (Municipal Separate Storm Sewer System)**

Assisted the Public Works Director with Planning information to complete MS4 stormwater reporting form, which Public Works submitted on 4/3.

▶ **Town Officer Conference**

Attended Town Officer Conference on 4/1 in S. Burlington. Went to sessions on: soil-based wastewater systems, census data and tools, stormwater management, wetland and shoreland permitting. Secretary of State Condos did a keynote on Open Meeting law. I sat next to Susan Clark at lunch, author of Slow Democracy (a good read), and one of Vermont's governance specialist. She recently worked with Essex on their Heart and Soul Planning Project. One noteworthy takeaway: On-Site Wastewater Loan Program allows owners with failed wastewater systems who aren't creditworthy (regardless of income) to get financing to mitigate the health and environmental hazard.

▶ **Chittenden Solid Waste District**

Attended meeting on 4/1. The Commission extended a lease agreement, amended the Solid Waste Ordinance, and discussed alternatives to existing biosolid waste removal options, which Milton's pays about \$40,000 for on an annual basis.

▶ **Route 7 Corridor Study.**

Attended meeting on 4/2 to go over materials in preparation for the Advisory Committee meeting on 4/23.

ZONING ADMINISTRATOR, HEALTH OFFICER & E-911 COORDINATOR REPORT

Zoning/Development Review Consultations

- ▶ See Development Review Consultations from above.
- ▶ Spoke with owners on Misty Bay Road who received a Variance in 2008 that has since expired. They are wishing to perform the renovation that was approved with the Variance, but will need to obtain a Variance approval again, and approval from the Shoreland Protection Act permitting.

Zoning Permits Issued/Denied

- ▶ 2 residential alteration ZP issued, 1 new duplex ZP in R1 issued, 2 commercial alteration ZP issued, 3 residential zoning permits pending.

Certificates of Compliance Issued/Denied

- ▶ 2 residential issued, 4 pending.

Administrative Site Plan Amendments

- ▶ None

Zoning Voluntary Compliance Letters/Violations Issued

- ▶ Followed up with VCL's issued to 444-452 Route 7 South LLC, Ed Robinson, and JM Rowley. 450 Route 7 South corrected the violation items, 180 West Milton Road will be applying for a Zoning Permit for unpermitted structures and cleaning up tires, Rowley is working on clean-up of outdoor storage, working on next steps to come into compliance on other items.

Litter Voluntary Compliance Letters/Violations Issued

▶ See above.

Intent to Issue a Health Order/Health Orders Issued

▶ None

E-911 Addresses Assigned

▶ None

GLOSSARY

BLA	Boundary Line Adjustment
CO	Certificate of Occupancy/Use
CU	Conditional Use
mCS	Minor Conventional Subdivision
MCS	Major Conventional Subdivision
PUD-M/I/C/R	Planned Unit Development <u>M</u> ixed-Use / <u>I</u> ndustrial / <u>C</u> ommercial / <u>R</u> esidential
SP	Site Plan
SR	Subdivision Regulations
TAC	Technical Advisory Committee: Police, Fire/Rescue, Public Works & School
VLC	Voluntary Compliance Letter
ZA	Zoning Administrator
ZP	Zoning Permit
ZR	Zoning Regulations

2013 Economic Development Goals

(Derived from “Milton’s Economic Development Goals – Prioritized by Function, Last Updated: February 8, 2012.”)

FUNCTION: Outreach/Communication

- Continue to interview existing businesses regarding new amenities which would improve the business climate and attract more shoppers and new retailers, and to identify the attributes that they find most and least attractive about doing business in the Town of Milton.
- Continue to meet with new businesses and periodically maintain contact.
- Continue business visits; follow-up with existing expansion prospects and top ten stakeholders.
- Involve businesses in ongoing streetscape planning. (Planning Commission public forum scheduled for 2/21/12. A survey has also been distributed.)
- Work with other agencies that have the resources to attract complementary professional uses to the Town Core.
- The Town and Husky should work together to encourage the integration of strategically and compatibly aligned businesses to be located at the campus, enabling the GBIC and the Town to market the campus as a regional, industrial economic cluster.

FUNCTION: Infrastructure

- Continue to pursue expansion of public infrastructure including water, wastewater, sidewalks, and an expanded road network throughout the Town Core and into immediately adjacent areas.
- Ensure improvements to the Railroad Street/Middle Road/Route 7 intersection project are emphasized as integral to overall Town Core improvements and economic development (e.g. this project should be included in Town Core studies/strategies).
- Staff researches and develops methodology for land bank at Bove Property (as a measure to mitigate development impacts on other properties) for consideration by appropriate boards.
- Staff identifies more grant opportunities for infrastructure improvements.
- The Town should stay aware of any potential development for the 5+ -acre Town Core brownfields site and be prepared to partner as grant applicants.
- An effort should be made to better define the Town Core and to create a sense of place unique to this area.

FUNCTION: Marketing

- Develop outreach strategy to be used by Staff & EDC to recruit & retain businesses.
- Continue to Work with regional marketing entities such as GBIC and the Chamber of Commerce to promote and market Milton’s improved industrial sites to firms making regional inquiries.
- Develop an economic development web-based outlet using social media (e.g. LinkedIn) and the Town’s website.
- Develop an inventory of available commercial space and building lots. (This is known informally, but should be formalized).
- Work with GBIC on rebranding an additional sign at the Catamount Industrial Park.
- Develop marketing materials which clearly describe the Town’s assets, sites, amenities, and long-term vision.

FUNCTION: Policy/Legislative Issues

- Continue to advocate on the Town’s behalf to the State regarding economic development policies and initiatives.
- Continue to prepare annual summary of economic issues and opportunities available to the Town and present it to the Selectboard and key stakeholders for their consideration.
- Continually work to ensure that municipal leaders, staff, the business and non-profit communities, educators and others are presenting a positive image of Milton and are prepared and educated to act as ambassadors and advocates for Milton, in order to create positive public perception of the Town.

FUNCTION: Planning/Zoning/Permitting Issues

- Enhance pedestrian-friendly environments incorporating streetlights, street trees, signage and public spaces and develop guidelines for these streetscape elements.
- Maintain flexibility of uses in the Town Core and simplify the permitting process for new development both within and outside of the Town Core.

FUNCTION: Ongoing Items

- Prepare an annual summary of economic issues and opportunities available to the Town and present it to the Selectboard and key stakeholders for their consideration.

ECONOMIC DEVELOPMENT GOALS

		Status	Responsibility	Guiding Document(s)
3.1. Economic Development - Outreach/Communication				
3.1.2.	Maintain contact with new businesses, follow up with expansion prospects and top 10 stakeholders. Develop outreach strategy to recruit and retain businesses.	Improvement Committee looking into	EDC	Comp Plan
3.1.3. and 3.3.7.	Develop a catalog of all local firms that fit the CEDS cluster industry framework. Gather info about existing businesses to find out what they like and don't like about doing business in Milton. Develop an inventory of available commercial space and building lots.	Have a general list	EDC, Staff	Comp Plan
3.1.4.	Work with resourced agencies to attract high-value professional uses to Town Core.	Work with GBIC	EDC, Staff	Comp Plan, TIF
3.1.5.	Investigate incentives to attract a sit-down restaurant to Town, which may include grant money and other incentives or programs.	None	EDC	Comp Plan
3.1.9. and 3.3.2.	Work with Husky to encourage the integration of aligned businesses to locate on their campus to make it a regional industrial economic cluster. Work with regional marketing entities such as GBIC and the GRCC to promote and market Milton's improved industrial sites to firms making regional inquiries.	Business guide complete, GBIC expressed interest	Staff, Selectboard	Comp Plan, TIF
3.2. Economic Development-Infrastructure				
3.2.1.	Continue to pursue expansion of public infrastructure including water, wastewater, sidewalks, and an expanded road network throughout the Town Core and into immediately adjacent areas.	Current work on PC amendments for guiding map	Planning Commission, Selectboard	TIF, Copmp Plan, CIP, Public works ordinances
3.2.8.	Ensure improvements to the Railroad Street/Middle Road/Route 7 intersection project are emphasized as integral to overall Town Core improvements and economic development.	State working on project. 5 years out	State, Selectboard	TIF, Comp Plan, CIP
3.2.1 3.	Pursue getting the restriction on connections to municipal sewer from the industrial area located to the west of I-89 lifted from the Town's Act 250 permit, to make this area more attractive for industrial development.	PC talking about study later in year	Planning Commission	Comp Plan
3.3. Economic Development - Marketing				
3.3.3.	Develop marketing materials which clearly describe the Town's assets, sites, amenities, and long-term vision, and distribute these materials working with regional and state agencies or organizations to promote Milton. Work with regional marketing entities to educate the public and merchants about retail sales leakage and encourage a "buy-local" mentality to capture more local dollars.	Business Guide	EDC, Staff	Comp Plan, Economic Development Study
3.4. Economic Development - Policy/Legislative Issues				

ECONOMIC DEVELOPMENT GOALS

		Status	Responsibility	Guiding Document(s)
3.4.1.	Continue to advocate on the Town's behalf to the State regarding economic development policies and initiatives. Continue to work with the legislature and TIF stakeholders on revisions to TIF statute.	During legislative sessions	Staff, Selectboard	Comp Plan
3.4.3.	Continue to recruit new EDC Members to fill the available spaces. Revise the EDC Resolution to allow individuals to appoint alternate, high-ranking representatives of their businesses to attend EDC meetings when they are unable to do so.	Always recruiting	EDC, Selectboard	EDC Resolution
3.4.4.	Continue to prepare an annual summary of economic issues and opportunities available to the Town and present it to the Selectboard and key stakeholders for their consideration.	to do list for EDC	EDC, Selectboard	Comp Plan
3.5.	Economic Development – Planning/Zoning/Permitting Issues			
3.5.1.	Enhance pedestrian-friendly environments incorporating streetlights, street trees, signage and public spaces and develop guidelines for these streetscape elements. Involve businesses in streetscape planning.	PC working on this currently	Planning Commission, DRB	Comp Plan, Zoning Regs
3.1.3.	Identify existing external incentives and design local incentives for industrial and commercial prospects to give Milton a competitive advantage.	thinking about industrial tax credits with Colchester	Staff, EDC	Comp Plan

**Minutes of
TOWN OF MILTON
ECONOMIC DEVELOPMENT COMMISSION
February 11, 2015**

Members Present: Paul Bohne, acting Chair; Andrew Bessy; John Gifford; Louis H. Mossey III; Courtney Lamdin; and Tony Micklus

Members Absent: John Barone; Curt Carter; Lori Donna; Jeanne O'Bryan

Staff Present: Katherine Sonnick, Planning Director, Ann Janda, Management Intern

Visitors Present: None

Call Meeting to Order: Paul Bohne, acting Chair, called the meeting to order at 8:05 am. Paul welcomed everyone and introduced Ann Janda, who will be sitting in on future EDC meetings.

Public Forum: None.

Agenda Review: None.

Development Update: The Economic Development Commission (EDC) talked about the application from Camp Precast before the DRB. The proposal is for an expansion of the business as well as cleaning up the site by adding outdoor storage structures. They also talked about the senior housing going into town on Hadyenberry and Cathedral Square's proposal on Bombardier Road. The EDC spoke of the closing of the Apollo diner and discussed how to help with the potential of a new sit down Italian restaurant opening up in the space. Tony and Ann will look into the current financial status of the site and Andrew noted he would be happy to contact the Boves. Other ideas were to contact the Marketplace and NECI. Katherine also noted that the Planning Commission has worked on Interim Zoning regulations that should be warned by the Selectboard on February 17th. The proposal is to put residential development and public warehousing on hold while the Planning Commission can plan better for development in the downtown. Residential development has outpaced commercial development and it is important to take a look now while the town can develop more like people want. Tony noted that there is a lack of professional space in town as well and the Planning Commission intends to look into how to attract this type of business as well.

Other Business: The next meeting is scheduled for March 11, 2015. Katherine announced that she was leaving Milton to be the planner in Jericho. She noted how she has appreciated working with the members of the EDC.

Review and Approval of Minutes: John Gifford voted to approve the November 20, 2014 minutes, seconded by Andrew Bessy. All present voted in favor. Motion passed.

Adjournment: John Gifford made a motion, seconded by Tony Micklus, to adjourn the meeting at 9:10 a.m. All present voted in favor. Motion passed.

Respectfully submitted,

Paul Bohne, acting Chair

Date Approved: _____

Katherine Sonnicks, Planning Director