Minutes of
TOWN OF MILTON
ECONOMIC DEVELOPMENT COMMISSION
October 8, 2014

Members Present: Brian Palaia, Chair; Andrew Bessy; John Gifford; Lori Donna; Courtney Lamdin; and Tony Micklus
Members Absent: John Barone; Curt Carter; Louis H. Mossey III; Jeanne O'Bryan
Staff Present: Katherine Sonnick, Planning Director
Visitors Present: None

Call Meeting to Order: Brian Palaia, Chair, called the meeting to order at 8:22 am.

Public Forum: None.

Agenda Review: None.

Development Update: The Economic Development Commission (EDC) talked about the 36-unit multi-family development amendment proposal. Katherine described that the project had previously been approved with an additional section of the building on the front, but that has now been removed. The entrance is and circulation patterns are essentially they were on the approved plans. Katherine noted that the proposal had underground parking and one-bedroom apartments. The EDC noted that one-bedroom apartments are ideal for young professionals and in general do not produce school age children. They talked about the on-site amenities of underground parking and on site laundry. They next discussed a self-storage project, not yet submitted off Bonnie's Way. They talked about how screening would need to be provided. A parcel owned by Jim Carroll on Haydenberry Drive has been reviewed by the DRB. It will likely be developed with single-family homes and duplexes as a part of a PUD. Katherine noted that the applicant was challenging the term "contiguous" open space. He was proposing usable space and the size is reasonable, but not enough of it is "contiguous". Katherine noted that the DRB has not approved the preliminary plan yet. The final project discussed was the Bove's sauce factory with a tasting room and sales that was approved in the Catamount Industrial Park. They are currently working on the Act 250 approvals. Andrew noted that he would be willing to talk with the property owners about developing the site if they saw the need. The EDC all agreed that this type of business was a good fit for the town and Lori noted that the Planning Commission is proposing a change in the regulations to permit accessory food service uses for business in the I2 district, to allow for business such as the sauce factory, distilleries or breweries.

Resolution – Recognition of Andrew Bessy: Brian noted that in light of Andrew's new schedule, he might not be about to attend in the future. Andrew noted that Airboss was expanding in Milton, brining more jobs to the town. He noted that he would be changing his travel schedule by early next year. He would be only away one day a week or one week per month. Brian read the resolution in recognition of Andrew's commitment to the Town and the

EDC. John Gifford moved and Tony Micklus seconded to approve the resolution. All present voted in favor.

Discussion – Revision of the EDC Resolution Regarding Appointments: The EDC read through the 2006 Resolution and agreed with John's suggested edits to the first "Be it Further Resolved" section on page 2. He suggested adding "or represent" before number 3, "Superintendent of Schools" and number 5, "highest ranking representatives of businesses." They also noted that any where that referenced the Economic Development Business and Community Advisory Commission" it should be changed to Economic Development Commission. Andrew Bessy moved and Lori Donna seconded to approve the resolution with the changes discussed. All present voted in favor.

Discussion – Connector Road: The EDC discussed the future development of the connector road. Katherine pointed out the map that showed the parcel owners and noted in 2009 the Town brought together all the property owners to provide a forum for them to talk about working on the concept together. It fell apart primarily because the past owner of the Ice Barn was uncooperative. With a new owner, it might make sense to pull the group together again. The EDC noted that funding is problematic for the development of the road and Brian suggested that a Special Assessment District could be formed. Additionally, the Town could see if VEPC would consider adding the connector road to the TIF Financing Plan. Brain asked if there was a consensus about holding this meeting and the EDC having a part in it. The EDC agreed it was a good idea.

Route 7/Middle/Railroad Street Intersection Update: Brian noted that VTRANS had decided that the southern half of the hourglass would not be funded. Brian had asked for the Secretary of Transportation to consider funding the project. The Town provided the development potential for the area to him and the CCRPC will be working on calculating costs. Brian spoke with the southern property owner to talk about the value of his land and he seemed to understand that he would get the fair market value.

Other Business: None

Review and Approval of Minutes: Andrew Bessy voted to approve the July 9, 2014 minutes, seconded by Tony Micklus. All present voted in favor. Motion passed.

Adjournment: Andrew Bessy made a motion, seconded by Courtney Lamdin, to adjourn the meeting at 9:20 a.m. All present voted in favor. Motion passed.

Respectfully submitted,

Brian Palaia, Chair

Date Approved: 11/20/14

Katherine Sonnick

Katherine Sonnick, Planning Director