

# TOWN OF MILTON PLANNING COMMISSION INTERIM ZONING PUBLIC FORUM

*A meeting to discuss future development in the Checkerberry Zoning District and public warehousing (self-storage) throughout the town.*

Municipal Building Community Room  
43 Bombardier Road  
Milton VT, 05468  
[www.miltonvt.org](http://www.miltonvt.org)  
802.893.1186

**Tuesday, June 16, 2015 at 7:00 PM**

# Welcome



## INTERIM ZONING PUBLIC FORUM

Lori Donna, Chair  
Julie Rutz, Vice-Chair

Tony Micklus, Clerk  
Henry Bonges

John Lindsay

# INTERIM ZONING PUBLIC FORUM

## Tonight's Objective

To gather initial input on ways the Town can accomplish the goals established by the Interim Zoning Bylaw.

# INTERIM ZONING PUBLIC FORUM

## Forum Agenda

- Interim Zoning Bylaw History
- Purpose and Goals of the Bylaw
- Neighborhoods Impacted
- Uses Restricted
- Commercial Growth Discussion
- Residential Growth Discussion
- Self Storage (Public Warehousing) Discussion
- Wrap Up

# INTERIM ZONING PUBLIC FORUM

## Interim Zoning Bylaw History

- The Planning Commission forwarded the proposed Interim Bylaw to the Selectboard in response to concerns that current development trends may reduce the ability to achieve the goals of the Town Plan and recent studies.
- The Selectboard held a public hearing on March 16, 2015, at which participants voiced clear support for its adoption.
- The Selectboard unanimously adopted the Bylaw on April 6, 2015.

# INTERIM ZONING PUBLIC FORUM

## Purpose of the Interim Zoning Bylaw

- *In order to protect the public health, safety, and general welfare and provide for orderly physical and economic growth, Interim Zoning allows the Selectboard to regulate:*
  - **Specific uses;**
  - **In specific zoning districts;**
  - **For a limited amount of time;**
  - **As a special measure;**
  - **According to State Statute (24 VSA 4415).**
- Interim Zoning is not a moratorium on residential or commercial development; the Selectboard is authorized to review affected projects on a case-by-case basis.

# INTERIM ZONING PUBLIC FORUM

## Purpose of the Interim Zoning Bylaw

- Create a balanced ratio and mix of residential, commercial and some limited industrial uses for which the Town has planned in Milton's Town Core Area, the most densely developed area of the Town
- Create a pedestrian-friendly streetscape and public green spaces in a downtown atmosphere.
- Ensure the adequate capacity of existing community facilities and services.
- Create jobs and expand the tax base to create economic opportunities in Milton.
- Determine if public warehousing (self-storage) may frustrate the Town's goals.

# INTERIM ZONING PUBLIC FORUM

## Goals of the Interim Bylaw

- Identify areas to locate and promote commercial development.
- Study, assess and plan for school space and infrastructure needs.
- Plan for a heterogeneous mix of residential development to attract retail business that the community has identified it needs.
- Address traffic safety and transportation issues in the Route 7 corridor.

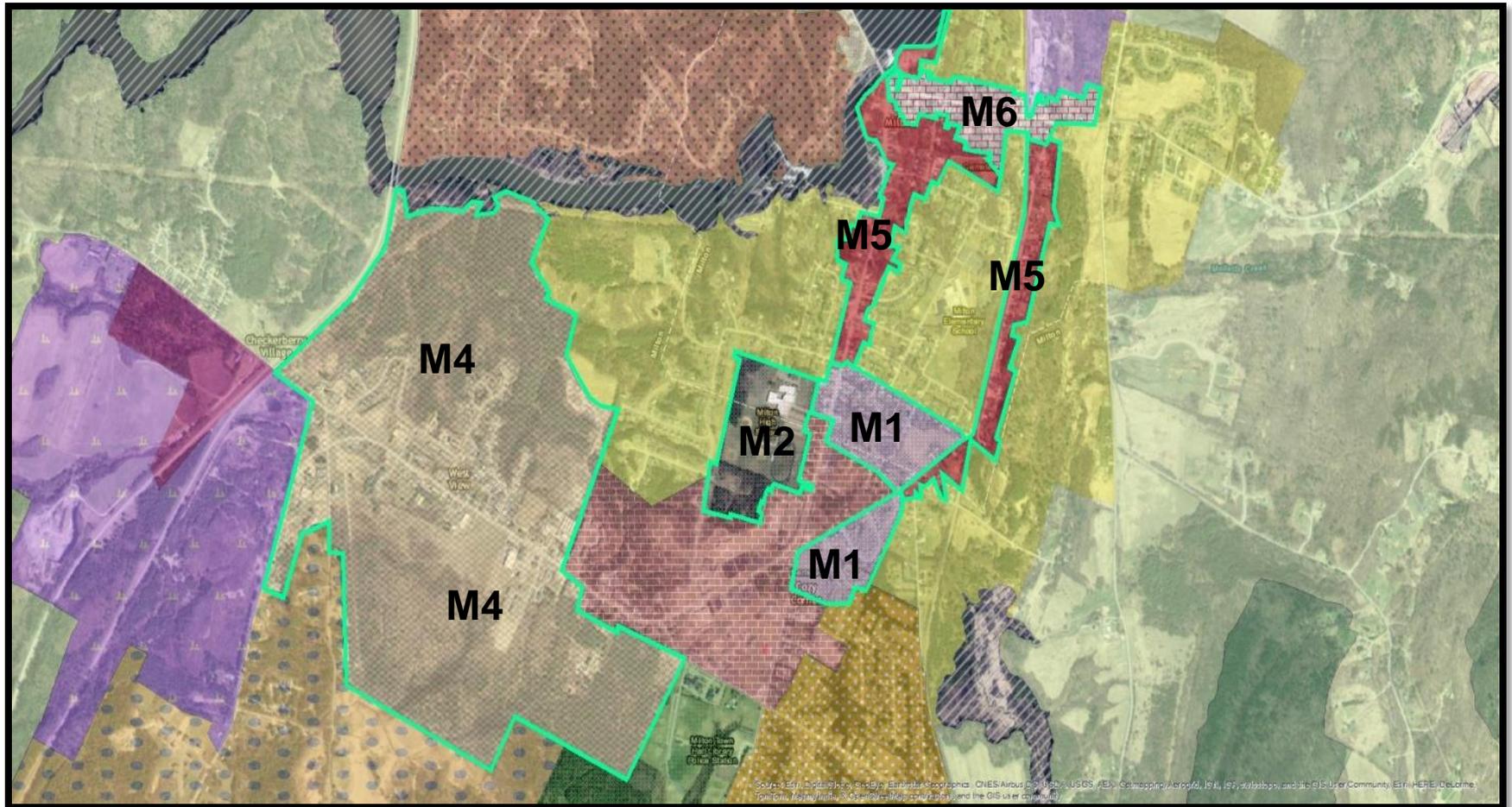
# INTERIM ZONING PUBLIC FORUM

## Goals of the Interim Bylaw

- Evaluate and implement the recommendations of the Route 7 Improvements Committee and the US Route 7 Corridor Study.
- Incorporate a study of the adjacent sewer service area to remove restrictions on development in un-served areas.
- Adjust dimensional requirements that are not allowing for the most efficient use of land.
- Evaluate the appropriate location for Public Warehousing/Storage units, which have been identified as occupying valuable land precluding development.

# INTERIM ZONING PUBLIC FORUM

## Districts Impacted



Town of Milton Planning Commission – June 16, 2015 at 7:00 p.m. – Municipal Building Community Room

# INTERIM ZONING PUBLIC FORUM

## Uses Impacted by District

- Within the Checkerberry (M4) District:
  - New single family dwellings,
  - New duplexes,
  - New multifamily dwellings,
  - New Planned Unit Developments-residential, and
  - New Planned Unit Developments-Mixed Use
- Within the Milton Crossroads Marketplace Center (M1) District, the Milton Crossroads Marketplace West (M2) District, the Old Towne Residential/Commercial (M5) District, and the Main Street (M6) District:
  - New multifamily dwellings.
- Within all Zoning Districts:
  - New public warehousing.

# INTERIM ZONING PUBLIC FORUM

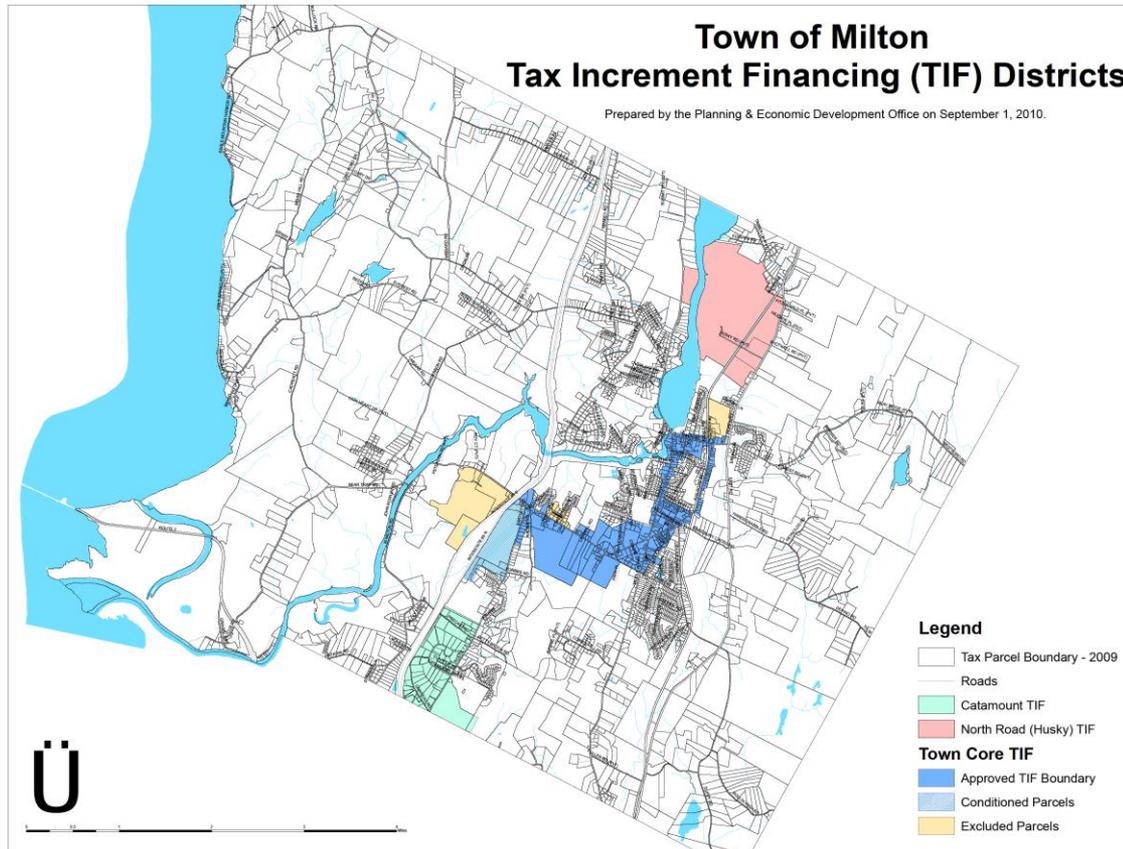
## Checkerberry Focus

- This evening's discussion will primarily focus on the Checkerberry M4 Zoning District and Public Warehousing.



# INTERIM ZONING PUBLIC FORUM

## TIF Districts & Grand List



# INTERIM ZONING PUBLIC FORUM

## Green Building Codes

- What is a Green Building Code?
  - Residential and commercial building requirements which go beyond current building codes
  - May be mandatory or voluntary
- Possible goals of a GBC
  - Reduce water use
  - Improve transportation and land use
  - Reduce energy use
  - Reduce material impact
  - Improve indoor air quality

# INTERIM ZONING PUBLIC FORUM

## Green Building Codes

- Benefits of a GBC
  - ▣ Higher quality buildings, thus improving the sq. ft. value of the building stock
  - ▣ Healthier environments
  - ▣ Reduced operating costs
  - ▣ More sustainable

# INTERIM ZONING PUBLIC FORUM

## Green Building Code Alternatives

- Certification – instead of a GBC
  - U.S. Green Building Council's (USGBC's) Leadership in Energy and Environmental Design (LEED) rating system
- LEED categories
  - Sustainable Sites
  - Water Efficiency
  - Energy & Atmosphere
  - Materials & Resources
  - Indoor Environmental Quality
- Building could be required to be LEED certifiable
  - Actual certification not required
  - Incentives for silver, gold or platinum rating

# INTERIM ZONING PUBLIC FORUM

## Commercial Growth: M4 Permitted Uses

- Planned Unit Development - Commercial
- Planned Unit Development - Mixed Use
- Retail Sales
- Personal Services
- General/Medical Office
- Restaurants
- Restaurant, Fast Food
- Bakery/Delicatessen
- Motels
- Bed and Breakfasts
- Automotive Sales with associated service and repair
- Public Warehousing
- Private Warehousing
- Distributing of Non-hazardous Materials
- Private/Public Facilities
- Commercial Plant Nurseries, Greenhouses, and Landscaping Services
- Agriculture
- Indoor Recreation
- Forestry
- Child Day Care Facility

# INTERIM ZONING PUBLIC FORUM

## Commercial Growth Discussion

- Where should commercial be located?
- Where should it not be located?
- Would you support a commercial-only zone?
- Would you support a transitional zone with percentages for commercial growth?
- What kind of commercial?

# INTERIM ZONING PUBLIC FORUM

## Residential Growth: M4 Permitted Uses

- Single Family Dwellings
- Duplexes
- Multifamily Dwellings
- Planned Unit Development – Residential
- Planned Unit Development – Mixed Use
- Elderly Housing Complex

# INTERIM ZONING PUBLIC FORUM

## Residential Growth Discussion

- Where is residential growth appropriate, and where is it not appropriate?
- Which types and how much of each type are people interested in seeing?

# INTERIM ZONING PUBLIC FORUM

## Public Warehousing Background

- Several neighboring communities, such as Colchester and Georgia, classify self-storage as a conditional use in all districts.
- Milton has approximately 120,000 sq. ft. of approved self-storage of which 43,500 sq. ft. is not built.
- An additional 43,500 sq. ft. of new self-storage is pending a DRB Decision.
- All sites are located in sewer and water service areas.
- If approved sites are built, this would be approximately 42 sq. ft. of storage for each of Milton's 3,889 households, or 16 sq. ft. for every resident in Milton (US Census).

# INTERIM ZONING PUBLIC FORUM

## Public Warehousing Discussion

- Where is public warehousing appropriate, and where is it not appropriate?
- How much public warehousing is needed?

# Wrap Up

*Thank You for Attending*

## INTERIM ZONING PUBLIC FORUM

Planning Commission site:

<http://www.miltonvt.org/government/boards/pc.html>

Planning Commission agendas and minutes are available at:

<http://www.miltonvt.org/government/boards/conservation/agendas-minutes.html>

